



# Agents Property AUCTION

TOGETHER WE GET RESULTS

# Auction Catalogue



THIS AUCTION

## Monday 30th January

at Marriott Hotel, Gosforth Park, Newcastle, NE3 5HN  
6:30pm registration for 7:00pm start



**Richard Francis**  
Auctioneer MNAVA

**01661 831 360**  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)



## Buyers Guide

### IMPORTANT NOTES FOR ALL AUCTION BIDDERS

These notes and the auction terms and conditions are contained in the auction catalogue and online at [www.agentspropertyauction.com](http://www.agentspropertyauction.com) or call **01661 831360**. All potential buyers and their legal representatives are advised to read them prior to bidding. All reasonable efforts have been made by the auctioneer, vendor and Partner Agents to ensure that the properties in this catalogue are described fairly. It is important that prospective buyers satisfy themselves in regards to any aspect of the lot prior to bidding.

#### Particulars of Sale:

Potential buyers should take full responsibility to check and confirm the particulars of the sale and to satisfy their own requirements regarding the accuracy of all details, measurements, locations, boundaries, leases, searches, photographs, plans and condition of property. All measurements, areas and distances referred to are approximates.

#### Price Guides:

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell, The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of auction. Where price comparables and rental incomes are quoted they are believed to be fair but are to be used for guidance only and their accuracy can not be guaranteed.

#### Option 1 Terms & Conditions:

On the fall of the gavel contracts are deemed to be exchanged and the successful buyer must immediately pay a 10% deposit (subject to a minimum of £3,000). Completion must occur in 28 days. Legal Packs are available to view prior to bidding and it is recommended that potential buyers view these and consult a legal representative prior to bidding taking particular notice of any Special Conditions of sale.

#### Option 2 Terms & Conditions:

On the fall of the gavel the buyer must place a £3000 non refundable deposit with The Agents Property Auction Limited, exchange of contracts must occur in 28 days and completion in a further 14 days.

#### Administration Fee:

Applied to each lot is an Administration Fee of £500 plus VAT which is payable by the successful buyer in addition to the deposit.

#### Deposits:

Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identity and address is required for all successful buyers in order for us to comply with money laundering regulations. Original documents must be provided, photocopies are not accepted. For proof of identity we can accept – current signed passport, current full UK/EU photo card driving licence, resident permit issued by the Home Office to EU Nationals. Fire Arms Certificate. For proof of address we can accept – A utility bill issued in the last three months (not a mobile phone bill), local authority tax bill, bank or building society statement containing current address. We reserve the right to conduct a soft imprint online identification search on any successful buyer.

#### Remote Bidding:

If you are unable to attend the auction, bidding is available remotely by telephone or proxy bid. The Remote Bidding Form is provided in the auction catalogue, online [www.agentspropertyauction.com](http://www.agentspropertyauction.com) under heading 'Ways to Bid' or call **01661 831360**.

#### Sales Agreed:

Where a sale is agreed prior to the auction, at the auction or after the auction, auction terms and conditions apply. Vendors may choose to accept an offer prior to the auction and withdraw the property from the sale. It is recommended that all potential buyers confirm the specific lot they are interested in is still included in the auction sale. The auctioneers or vendors cannot be held responsible for any costs incurred against lots that are withdrawn or sold prior.

#### Amendments to Catalogue:

An addendum will be displayed at the auction showing any alterations to the information contained in the catalogue. It is the buyers responsibility to check this prior to bidding.

Property details have been provided by the Partner Agent selling that particular lot.

## Venue Location

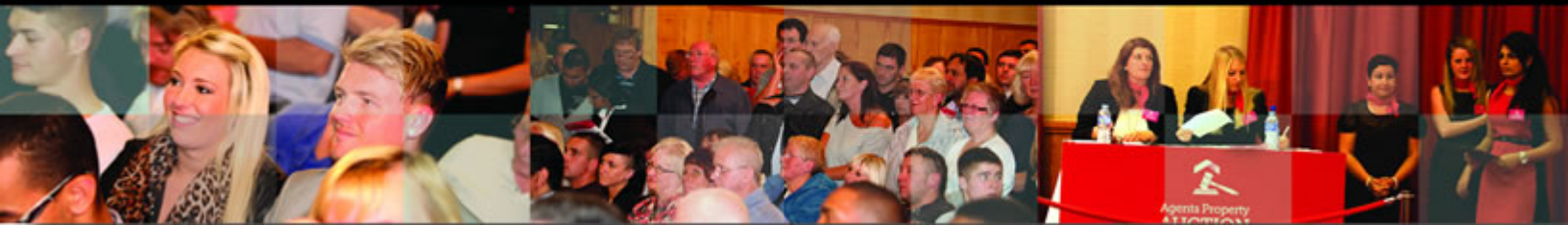
Newcastle Marriott Hotel  
Gosforth Park,  
Newcastle Upon Tyne  
NE3 5HN

Tel: 0191 236 4111

#### Directions:

Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





## Order Of Sale

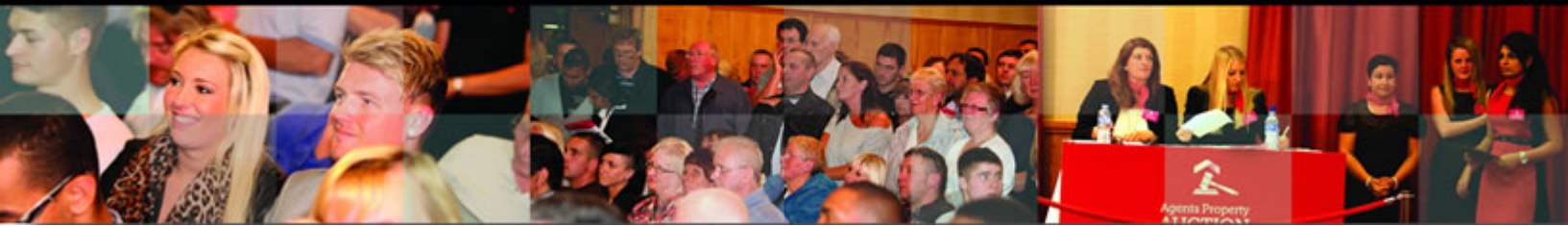
| Lot No          | Address  | Post Code | Partner Agent                  |
|-----------------|--|-----------|--------------------------------|
| <b>OPTION 1</b> |  |           |                                |
| Lot 1           | 4 Cowell Street, Horden                            | SR8 4NH   | Kimmitt & Roberts              |
| Lot 2           | 7 Connaught Terrace, Jarrow                        | NE32 5AL  | Andrew Craig                   |
| Lot 3           | West View Cottage, Carlton, Stockton               | TS21 1DX  | Michael Poole                  |
| Lot 4           | 29 Combe Drive, West Denton                        | NE15 8UN  | Rook Matthews Sayer            |
| Lot 5           | 12 Marlborough Court, Jarrow                       | NE32 5RB  | Andrew Craig                   |
| Lot 6           | 17 Smith Street, Sunderland                        | SR2 0RG   | Andrew Craig/Kimmitt & Roberts |
| Lot 7           | 40 Fifth Street, Horden                            | SR8 4LA   | Kimmitt & Roberts              |
| Lot 8           | 538 John Williamson Street, South Shields          | NE33 5LW  | Andrew Craig                   |
| Lot 9           | 9 &9a George Street, Ashington                     | NE63 9HJ  | Rook Matthews Sayer            |
| Lot 10          | 32 Rowan Court, Forest Hall                        | NE12 9QT  | Mike Rogerson                  |
| Lot 11          | 25 High Street, Belford, Alnwick                   | NE70 7NG  | Rook Matthews Sayer            |
| Lot 12          | 88 Borrowdale Avenue, Walker                       | NE6 4HL   | Mike Rogerson                  |
| Lot 13          | 27 Market Street, Hetton Le Hole                   | DH5 9DZ   | Kimmitt & Roberts              |
| Lot 14          | 4 Windsor Road, Dipton Stanley                     | DH9 9EL   | JW Wood Estate Agents          |
| Lot 15          | 14 Milton Grove, Shotton                           | DH6 2RD   | Kimmitt & Roberts              |
| Lot 16          | Flat 5, 45 Regent Road, Gosforth                   | NE3 1ED   | Andrew Craig                   |
| Lot 17          | 33 Red Barns, Newcastle                            | NE1 2TP   | Rook Matthews Sayer            |
| Lot 18          | 18 Seventh Street, Blackhall Colliery              | TS27 4ET  | Kimmitt & Roberts              |
| Lot 19          | 299/301 Welbeck Road, Walker                       | NE6 2QX   | Rook Matthews Sayer            |
| Lot 20          | 5 Bradley Terrace Dipton Stanley                   | DH9 9AZ   | JW Wood Estate Agents          |
| Lot 21          | 2 Phoenix Row, Witton Park, Bishop Auckland        | DL14 0DF  | JW Wood Estate Agents          |
| Lot 22          | 16 A J Cook Terrace, Shotton, Peterlee             | DH6 2PR   | Kimmitt & Roberts              |
| Lot 23          | 4 Harwood Close, Cramlington                       | NE23 6AN  | Rook Matthews Sayer            |
| Lot 24          | Plot 36, Otterburn Hall Estate, Otterburn          | NE19 1HE  | Rook Matthews Sayer            |
| Lot 25          | 79 Seventh Street, Peterlee                        | SR8 4LX   | Kimmitt & Roberts              |
| Lot 26          | 10 West Avenue, Guidepost, Choppington             | NE62 5PL  | Rook Matthews Sayer            |
| Lot 27          | 14 Fenwick Avenue, South Shields                   | NE34 9AJ  | Andrew Craig                   |
| Lot 28          | Land at 106 Milburn Road, Ashington                | NE63 0PQ  | Rook Matthews Sayer            |
| Lot 29          | 26 Stephen Street, Hartlepool                      | TS26 8QB  | Kimmitt & Roberts              |
| Lot 30          | 11 Resource Close and 1 Hood Drive, South Bank     | TS6 6XS   | Michael Poole                  |
| Lot 31          | 24 Beech Avenue, Murton, Seaham                    | SR7 9JH   | Kimmitt & Roberts              |
| Lot 32          | 150 Disraeli Street, Blyth                         | NE24 1JB  | Rook Matthews Sayer            |
| Lot 33          | 89 Lenin Terrace, Stanley                          | DH9 6LW   | JW Wood Estate Agents          |
| Lot 34          | 7 Holymount Terrace, Bedlington                    | NE22 5AL  | Rook Matthews Sayer            |
| Lot 35          | Epworth House, Front Street, Tanfield Lea, Stanley | DH9 9LX   | JW Wood Estate Agents          |
| Lot 36          | 144 Auckland Terrace Sildon                        | DL4 1BA   | JW Wood Estate Agents          |
| Lot 37          | 70 Borrowdale Gardens, Low Fell                    | NE9 6ND   | Andrew Craig                   |
| Lot 38          | 12 Front Street, Sacriston, Co Durham              | DH7 6LE   | Rook Matthews Sayer            |
| Lot 39          | 9 Park Road Stanley                                | DH9 7QB   | JW Wood Estate Agents          |
| Lot 40          | 14 River View, Blackhall Mill                      | NE17 7TL  | Rook Matthews Sayer            |
| Lot 41          | 4-6 Coldwell Street, Felling                       | NE10 9HH  | Rook Matthews Sayer            |
| Lot 42          | 124-131 Front Street, Chester Le Street            | DH3 3BL   | Rook Matthews Sayer            |
| Lot 43          | 22 Potto Street, Shotton Colliery                  | DH6 2LA   | Kimmitt & Roberts              |
| Lot 44          | 345 Mowbray Road, South Shields                    | NE33 3NP  | Andrew Craig                   |
| Lot 45          | 20 Eighth Street, Blackhall Colliery               | TS27 4EX  | Kimmitt & Roberts              |
| Lot 46          | 116 Waterloo Walk, Sulgrave, Washington            | NE37 3EN  | Andrew Craig                   |
| Lot 47          | 10 Redhills Terrace, Durham City                   | DH1 4AX   | JW Wood Estate Agents          |



## Order Of Sale

| Lot No          | Address  | Post Code | Partner Agent                     |
|-----------------|--|-----------|-----------------------------------|
| Lot 48          | 1 General Bucher Court, Bishop Auckland                  | DL14 6EY  | JW Wood Estate Agents             |
| <b>OPTION 2</b> |  |           |                                   |
| Lot 49          | 19 Plough Road, Hall Road, Sunderland                    | SR3 2UQ   | Andrew Craig                      |
| Lot 50          | 35 Riding Dene, Mickley, Stocksfield                     | NE43 7DL  | Rook Matthews Sayer               |
| Lot 51          | 64 Greenways, Delves Lane, Consett                       | DH8 7DG   | JW Wood Estate Agents             |
| Lot 52          | The Little Gables, 4 Woosington Park South, Newcastle    | NE13 8BJ  | Rook Matthews Sayer               |
| Lot 53          | 33 Cairn Park, Longframlington                           | NE65 8JS  | Rook Matthews Sayer               |
| Lot 54          | 55 Victoria Avenue, Whitley Bay                          | NE26 2QN  | Rook Matthews Sayer               |
| Lot 55          | Blackhall Mill Club House, Chopwell Road, Blackhall Mill | NE17 7TN  | Rook Matthews Sayer               |
| Lot 56          | 5 Oak Street, Seaton Burn                                | NE13 6HD  | Andrew Craig/Rook Matthews Sayer  |
| Lot 57          | Walwick Cottage, Humshaugh, Hexham                       | NE46 4BJ  | Rook Matthews Sayer               |
| Lot 58          | 1 Langdale, Birtley                                      | DH3 2EJ   | Andrew Craig                      |
| Lot 59          | 33 Southgate Mews, Morpeth                               | NE61 2BW  | Rook Matthews Sayer/Mike Rogerson |
| Lot 60          | 11 East View, Morpeth                                    | NE61 1UT  | Mike Rogerson                     |
| Lot 61          | 11 Embleton Avenue, Middlesbrough                        | TS5 7EA   | Michael Poole                     |
| Lot 62          | 3 March Terrace, Dinnington                              | NE13 7AF  | Rook Matthews Sayer               |
| Lot 63          | Denethorpe, Stockton Road, Sunderland                    | SR2 0NE   | Andrew Craig                      |
| Lot 64          | 25 Low Lane, South Shields                               | NE34 0LG  | Andrew Craig                      |
| Lot 65          | 5 Holmfield, South Shields                               | NE34 6LU  | Andrew Craig                      |
| Lot 66          | 2 Castle Way, Pegswood                                   | NE61 6XH  | Mike Rogerson                     |
| Lot 67          | 19 Hindmarsh Drive, Ashington                            | NE63 9FA  | Rook Matthews Sayer               |
| Lot 68          | 16 Bullers Green, Alnwick                                | NE61 1DF  | Mike Rogerson                     |
| Lot 69          | 37 Hewitson Terrace, Felling, Gateshead                  | NE10 9HQ  | Andrew Craig                      |
| Lot 70          | 2 Burtons Yard, North Broomhill, Amble                   | NE65 9UA  | Rook Matthews Sayer               |
| Lot 71          | 29 Hazelmoor, Hebburn                                    | NE31 1DH  | Andrew Craig                      |
| Lot 72          | Lukes Lodge, Ravenshill, Kielder                         | NE48 1ER  | Rook Matthews Sayer               |
| Lot 73          | 19 Moor View Close, Pegswood                             | NE61 6YF  | Mike Rogerson                     |
| Lot 74          | 16 Quarry Road, Hebburn                                  | NE31 2UN  | Andrew Craig                      |
| Lot 75          | Leaside, 103 Front Street, Frosterley, Bishop Auckland   | DL13 2RH  | JW Wood Estate Agents             |
| Lot 76          | 18 The Hall Close, Ormesby                               | TS7 9BY   | Michael Poole                     |
| Lot 77          | Kirsopp House, Market Place, Alston                      | CA9 3QN   | Rook Matthews Sayer               |
| Lot 78          | 123 West Row, Eston                                      | TS6 9JW   | Michael Poole                     |
| Lot 79          | The Moorings, Shotton Road, Horden                       | SR8 4QH   | Kimmitt & Roberts                 |
| Lot 80          | 39 Church Street, Eyemouth, Scottish Borders             | TD14 5DH  | Tyne & Tweed Estate Agents        |
| Lot 81          | 5 Beech Terrace, Murton, Seaham                          | SR7 9JH   | Kimmitt & Roberts                 |
| Lot 82          | 45 Strangway Street, Seaham                              | SR7 7LN   | Kimmitt & Roberts                 |
| Lot 83          | 3 Barras Gardens, Annitsford                             | NE23 7RB  | Mike Rogerson                     |
| Lot 84          | 40 Lambeth Road, Middlesbrough                           | TS5 6EB   | Michael Poole                     |
| Lot 85          | 10 Rosa Street, South Shields                            | NE33 3LN  | Andrew Craig                      |
| Lot 86          | 26 Farnbank Road, Ormesby                                | TS7 9EE   | Michael Poole                     |
| Lot 87          | 103 Masfield Drive, South Shields                        | NE34 9LQ  | Andrew Craig                      |
| Lot 88          | Rosedene, Southside, Butterknowle, Bishop Auckland       | DL13 5JX  | JW Wood Estate Agents             |
| Lot 89          | 28 Westlands Road, Darlington                            | DL3 9JH   | JW Wood Estate Agents             |
| Lot 90          | 30 Bygate Court, Monkseaton, Whitley Bay                 | NE25 8AB  | Rook Matthews Sayer               |
| Lot 91          | 39 Gibbons Walk, South Shields                           | NE34 9LP  | Andrew Craig                      |
| Lot 92          | 30 Beatrice Avenue, Blyth                                | NE24 4BP  | Rook Matthews Sayer               |
| Lot 93          | 38 High Meadows, Newcastle                               | NE3 4PW   | Andrew Craig/Rook Matthews Sayer  |





## Order Of Sale

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| Lot No  | Address  | Post Code | Partner Agent         |
|---------|--|-----------|-----------------------|
| Lot 94  | 5 Bellburn Lane, Darlington                      | DL3 0JR   | JW Wood Estate Agents |
| Lot 95  | 4 Bridge Street, Bishop Auckland                 | DL14 7PY  | JW Wood Estate Agents |
| Lot 96  | Fairholme, Front Street, Ingleton                | DL2 3HS   | JW Wood Estate Agents |
| Lot 97  | Hadrian House, Heddon on the Wall                | NE15 0JR  | Rook Matthews Sayer   |
| Lot 98  | West Farm Cottage, Kirkwhelpington               | NE19 2RS  | Rook Matthews Sayer   |
| Lot 99  | 66 Newlyn Drive, Cramlington                     | NE23 1RT  | Mike Rogerson         |
| Lot 100 | 127 Whitewell Villas, South Shields              | NE33 5NH  | Andrew Craig          |
| Lot 101 | 5 Flexsbury Gardens, Felling                     | NE10 9JA  | Andrew Craig          |
| Lot 102 | 9 The Crescent, Blackhall Colliery               | TS27 4LE  | Kimmitt & Roberts     |
| Lot 103 | 29 Jubilee Road, Eston                           | TS6 9EP   | Michael Poole         |
| Lot 104 | 28 Osbourne Street, Fulwell, Sunderland          | SR6 9RE   | Andrew Craig          |
| Lot 105 | 3 Holly View, Felling                            | NE10 9HZ  | Andrew Craig          |
| Lot 106 | The Willows, Holmside, Chester Le Street         | DH7 6ES   | JW Wood Estate Agents |
| Lot 107 | 109 Holburn Road, Sunderland                     | SR4 8BJ   | Andrew Craig          |
| Lot 108 | 483 Plessey Road, Blyth                          | NE24 3LU  | Rook Matthews Sayer   |
| Lot 109 | 9 Glebe Terrace, Choppington                     | NE62 5TA  | Rook Matthews Sayer   |
| Lot 110 | 4 Belmont Terrace, Springwell Village, Gateshead | NE9 7QU   | Andrew Craig          |
| Lot 111 | 37 Poplar Street, Chester Le Street              | DH3 3DN   | JW Wood Estate Agents |
| Lot 112 | 2 Whitewell Lane, Ryton                          | NE40 3PG  | Rook Matthews Sayer   |
| Lot 113 | 3 Ealing Court, Newcastle                        | NE3 2YD   | Rook Matthews Sayer   |
| Lot 114 | 12 Argyll Road, Marton                           | TS7 8JJ   | Michael Poole         |
| Lot 115 | 3 The Hermitage, Chester Le Street               | DH2 3RG   | JW Wood Estate Agents |
| Lot 116 | 29 Foxcover, Linton Colliery, Ashington          | NE61 5SR  | Rook Matthews Sayer   |
| Lot 117 | 32 Cecil Court, Ponteland                        | NE20 9EE  | Rook Matthews Sayer   |



Agents Property  
**AUCTION**

## Option 1

On the fall of the gavel contracts are deemed exchanged, the successful buyer must immediately pay a 10% deposit (subject to a minimum of £3,000). Completion must be in 28 days. Legal Packs are available prior to bidding, it's recommended potential buyers view these and consult a legal representative prior to bidding taking particular notice of any Special Conditions of sale.

### Lot No. 1

4 Cowell Street, Horden SR8 4NH

**kimmitt & roberts**



#### Description:

OPEN VIEWINGS TUESDAY 17TH AT 11:00AM AND SATURDAY 21ST AT 11:00AM. ALL WELCOME.

3 bed terraced property comprises of entrance vestibule, lounge, dining room/kitchen, utility, bathroom/w.c and three bedrooms.

EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £18,000+

### Lot No. 2

7 Connaught Terrace, Jarrow NE32 5AL

**Andrew Craig**



#### Description:

Conveniently located for Jarrow Town Centre, this good size terraced property is in need of full modernisation and improvement. Ideal as an investment opportunity which must be viewed to avoid disappointment. Comprises. Entrance vestibule, hall, lounge, dining room, kitchen and bathroom to ground floor. On the first floor there are three generous bedrooms, whilst outside there is a good size lawned garden to front and yard to rear with up and over door. The property also benefits from gas central heating and double glazing.

EPC Band tbc

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £54,950+

### Lot No. 3

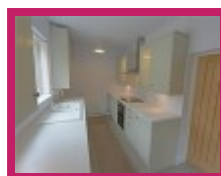
West View Cottage, Carlton, Stockton TS21 1DX

**Michael Poole**



#### Description:

Situated within the tranquil village of Carlton lying between Stockton and Sedgefield, a lovely and deceptively spacious two double bedroom end of terrace cottage worthy of early inspection. Features to include gas central heating, double glazing, 25' long lounge incorporating a dining area, attractively fitted kitchen with integrated appliances, bathroom with shower, cottage style front garden and rarely available with this type of property, a detached garage accessed from the rear.



EPC Band E

**Call:** Michael Poole 01642 355000

**Price Guide:** £99,950+

**Lot No. 4**

29 Combe Drive, West Denton NE15 8UN


**Description:**

An end terrace house benefitting from double glazing and gas heating. Property briefly comprises, lounge, kitchen, conservatory and bathroom/wc, and three bedrooms. Externally the property has Front and rear gardens.  
EPC Band E


**Call:** Rook Matthews Sayer 0191 267 1031

**Price Guide:** £75,000+

**Lot No. 5**

12 Marlborough Court, Jarrow NE32 5RB

**Andrew Craig**

**Description:**

A deceptively spacious second floor apartment located in this popular development on Bede Burn Road. Having easy access to the amenities of Jarrow Town Centre and local shops, schools, parks and transport links via the A19. Decorated with a modern and neutral theme the internal accommodation briefly comprises of an entrance hallway, two double bedrooms, lounge, kitchen and bathroom. Benefiting from upvc double glazing, secure entry system and a garage in a nearby block. An ideal purchase for first time buyers, couples and those looking to down size.



EPC Band D

**Call:** Andrew Craig 0191 4280025

**Price Guide:** £44,950+

**Lot No. 6**

17 Smith Street, Sunderland SR2 0RG


**Andrew Craig**

**Description:**

We have pleasure in bringing to the market this mid terraced home with gas central heating and double glazing. The property has accommodation which comprises; Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom. To the first floor there are two bedrooms with access from one to a study/dressing room. Perfect for young first time buyers or investors alike, we anticipate much interest! The property is in need of some updating but is priced accordingly.



EPC Band D

**Call:** K & R 0191 5813213 AC 0191 5653377

**Price Guide:** £54,950+

**Lot No. 7**

40 Fifth Street, Horden SR8 4LA



**Description:**

OPEN VIEWINGS TUESDAY 17TH AT 10:50AM AND SATURDAY 21ST AT 10:50AM. ALL WELCOME.  
2 Bed end terrace comprises of entrance lobby, lounge, kitchen/breakfast room, two bedrooms, bathroom/w.c and rear yard.  
EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £16,000+



**Lot No. 8**

538 John Williamson Street, South Shields NE33 5LW

**Andrew Craig**

**Description:**

Appealing to both the private and residential buyer and the buy to let investor is this three bed first floor flat located in this popular residential area. The property benefits include double glazing, gas central heating via combi boiler, fitted kitchen and is offer for sale with vacant possession. Property briefly comprises of entrance hall with stairs to first floor, three bedrooms, bathroom, living room and a kitchen.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £37,500+

**Lot No. 9**

9 &amp; 9a George Street, Ashington NE63 9HJ

**ROOK MATTHEWS SAYER**

**Description:**

**\*\*SOLD AS A PAIR \*\*** A unique opportunity to purchase a pair of flats in Ashington. With double glazing throughout and gas central heating in both flats they comprise of: One Bedroom Ground floor flat entrance hall, lounge, one bedroom, bathroom with separate w.c and kitchen. Two bedroom upper flat, lounge, kitchen Externally there is a small front garden and rear yard with for off street parking. EPC Band TBC

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £35,000+

**Lot No. 10**

32 Rowan Court, Forest Hall NE12 9QT

**MIKE ROGERSON**

**Description:**

This well presented one bedroom top floor flat (3rd floor) is situated in a lovely, popular part of Forest Hall conveniently positioned on bus transport links to nearby Killingworth, Forest Hall, the City and beyond as well as the Palmersville metro station. There are also local schools and amenities nearby. The main A1 and A19 trunk roads north and south are easily accessible., the property also comes with Low Maintenance service charges through Brannens.

The property is accessed via a secure external communal door with intercom security system and staircase to the top floor. A private door opens into the flat which is airy and bright and has an Entrance Hallway leading to the Bedroom, Bathroom, Living Room and Kitchen. There is also electric storage heating and UPVC double glazing. We are advised that the property had an electrical upgrade in 2014 EPC Band E

**Call:** Mike Rogerson 0191 2154020

**Price Guide:** £35,000+

**Lot No. 11**

25 High Street, Belford, Alnwick NE70 7NG

**ROOK MATTHEWS SAYER**

**Description:**

Semi detached family house within the town of Belford, and benefiting from large rear garden vehicular access. The property was formally a police house and includes the police office, which would make an ideal study or third reception room. The ground floor includes entrance lobby and hall, sitting room. Dining room and kitchen with utility area and former office. On the first floor there are 3 bedrooms and bathroom. Gas fired central heating and PVC double glazing is included and an early inspection is recommended.



EPC Band C

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £140,000 - £170,000



**Lot No. 12**

88 Borrowdale Avenue, Walker NE6 4HL


**Description:**
**DEVELOPMENT/INVESTMENT OPPORTUNITY**

A two bedroom upper flat offered for sale with vacant possession which is in need of updating. The accommodation briefly comprises of entrance with stairs to first floor, lounge, kitchen, two bedrooms and a bathroom.



EPC Band F

**Call:** Mike Rogerson 0191 2621206

**Price Guide:** £45,000+

**Lot No. 13**

27 Market Street, Hetton Le Hole DH5 9DZ


**Description:**

An excellent opportunity to acquire a substantial mid terraced commercial building, presently used as impressive offices. Extensively refurbished in recent years, it has double glazing and modern fittings, as well as a two-storey rear extension - it occupies a highly convenient position, in the heart of a densely populated community. It briefly comprises: - main office/reception, kitchen, W.C, further 4 offices over 2 floors with additional left storage rooms. Internal inspection encouraged.

EPC Band E


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £44,950+

**Lot No. 14**

4 Windsor Road, Dipton Stanley DH9 9EL


**Description:**

A Three bedroomed stone fronted terraced property with open views to the front, situated in the popular commuter village of Dipton. The property is available with existing tenancy with an income of £110 per week (£5720 per annum). Requiring some improvement, the property does have the benefit of uPVC double glazing & a Gas central heating and offer accommodation which briefly comprises on the ground floor: entrance hallway, lounge, separate dining room and kitchen extension, to the first floor there are three bedrooms and a bathroom/w.c. Externally the property has forecourt area to the front and an enclosed yard to the rear with brick built store.



EPC Band E

**Call:** J W Woods 01207 235221

**Price Guide:** £64,950+

**Lot No. 15**

14 Milton Grove, Shotton DH6 2RD


**Description:**

VACANT POSSESSION, NO UPWARD CHAIN. An ideal opportunity for the first time buyer, growing family or investor to purchase this two bedroomed end link which comes with gas central heating system and double glazing. The exterior comes with enclosed patio to the rear and an enclosed garden to the front. The property is in need of updating and is priced accordingly

EPC Band C


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £35,000+

**Lot No. 16**

Flat 5, 45 Regent Road, Gosforth NE3 1ED

**Andrew Craig**



**Description:**

EXTREMELY WELL POSITIONED APARTMENT. An ideal location, within walking distance of all the amenities that Gosforth High Street has to offer, and within easy reach of Gosforth Leisure centre, Library and Regent Centre Metro. This two bedroom modern first floor flat benefits from lift access. The accommodation briefly comprises:- Entrance hall, lounge, kitchen, bathroom and two bedrooms. Externally there is off street parking available and on street permit parking. A property that should suit a wide range of buyers. Viewing essential.



EPC Band C

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £99,950+

**Lot No. 17**

33 Red Barns, Newcastle NE1 2TP

**ROOK MATTHEWS SAYER**



**Description:**

An opportunity to purchase this two bed mid link house situated in this residential development offering access into Newcastle City Centre. The property does require some upgrading and refurbishment and is offered for sale with vacant possession.

Property briefly comprises of entrance hall, living room, dining kitchen. To the first floor there are two bedrooms and a bathroom. Externally there is a paved garden to the rear.



EPC E

**Call:** Rook Matthews Sayer 0191 2816700

**Price Guide:** £84,950+

**Lot No. 18**

18 Seventh Street, Blackhall Colliery TS27 4ET

**kimmitt & roberts**



**Description:**

OPEN VIEWINGS TUESDAY 17TH AT 10:40AM AND SATURDAY 21ST AT 10:40AM. ALL WELCOME.

2 bed mid terrace comprising of Lounge, Dining Room, Kitchen, Bathroom, Two Bedrooms and Rear Yard.

EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £18,000+

**Lot No. 19**

299/301 Welbeck Road, Walker NE6 2QX

**ROOK MATTHEWS SAYER**



**Description:**

An excellent investment opportunity has arisen to purchase a pair of flats on Welbeck Road, Walker. Consisting of a 2 bedroom ground floor flat and a 3 bedroom upper flat the accommodation in each flat also comprises; lounge, kitchen and bathroom/WC. Both flats benefit from a private rear yard, gas central heating and double glazing.



EPC Band D

**Call:** Rook Matthews Sayer 0191 276 1283

**Price Guide:** £84,950+



**Lot No. 20**

5 Bradley Terrace Dipton Stanley DH9 9AZ


**Description:**

A stone built mid-terraced house with two bedrooms which requires refurbishment and is available with no onward chain. The house has uPVC double glazing and gas central heating via combi boiler (not tested) with accommodation comprising: entrance lobby, living room, dining room (no window), kitchen with part corrugated plastic roof and a ground floor bathroom, to the first floor there is a small landing and there are two bedrooms. There is a small rear yard with three attached outhouses.



EPC Band E

**Call:** J W Woods 01207 235221

**Price Guide:** £39,950+

**Lot No. 21**

2 Phoenix Row, Witton Park, Bishop Auckland DL14 0DF


**Description:**

A deceptively spacious mid terrace home, situated in the semi-rural hamlet of Phoenix Row and enjoying countryside views. The property benefits from uPVC double glazing and gas central heating, has two double bedrooms and a first floor bathroom.  
EPC D

**Call:** J W Woods 01388 604273

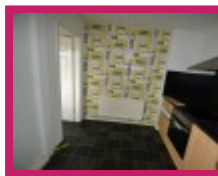
**Price Guide:** £59,950+

**Lot No. 22**

16 AJ Cook Terrace, Shotton, Peterlee DH6 2PR


**Description:**

This is a three bedroomed family home which offers gas central heating system, double glazing and gardens to both front and rear. Briefly comprises of lounge, kitchen, bathroom, separate W.C and three bedrooms to front floor elevation. An ideal opportunity for the local investor or growing family.



EPC D

**Call:** Kimmitt and Roberts 0191 5183334

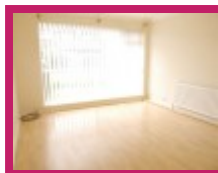
**Price Guide:** £35,000+

**Lot No. 23**

4 Harwood Close, Cramlington NE23 6AN


**Description:**

Priced to sell and to be sold chain free, this two bedroom ground floor flat is ready to view now. Within walking distance of the main shopping centre in Cramlington the property would make a fantastic first time buy or investment opportunity. Neutrally decorated throughout the property is double glazed and gas centrally heated and briefly comprises of: entrance hallway, lounge, fitted kitchen, two bedrooms and bathroom. Externally there is an open aspect garden to the front and an enclosed yard to the rear with driveway and detached single garage. Viewings are strongly recommended. Vendor has advised the property is leasehold.



EPC Band D

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £64,950+

**Lot No. 24**

Plot 36, Otterburn Hall Estate, Otterburn NE19 1HE

**ROOK  
MATTHEWS  
SAYER**

**NO  
RESERVE!**

**PLOT FOR SALE**

**Guide Price £1.00+**

**Description:**

An exciting opportunity to purchase a potential lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline. The expired planning reference dated 1991 is C/90/E/0883. The plots are to be offered for sale with a 125 year lease full details included within the auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com). We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £1+

**Lot No. 25**

79 Seventh Street, Peterlee SR8 4LX

**kimmitt  
roberts**



**Description:**

2 Bed Mid Terrace  
Gas Central Heating System Via Combi  
Double Glazing  
Viewing Recommended  
EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £18,000+

**Lot No. 26**

10 West Avenue, Guidepost, Choppington NE62 5PL

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Attention investors! To be sold chain free this three bedroom semi-detached property is ready to view now. In need of some refurbishment the property is priced to sell and would make a fantastic family home or first time buy. Recently double glazed the property has also had a new combi boiler installed and briefly comprises of; entrance hall, lounge, kitchen, dining room, stairs to the first floor landing, three good size bedrooms and family bathroom. Externally there is a garden to the front and a generous enclosed garden to the rear. A must view property



EPC Band tbc

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £59,950+

**Lot No. 27**

14 Fenwick Avenue, South Shields NE34 9AJ

**Andrew Craig**



**Description:**

Two reception/two bedroom semi detached house. An ideal purchase for investors and buyers looking for a project. The property is in need of a full refurbishment and has the potential to be a fantastic family home. Conveniently positioned in this popular location at Simonside, South Shields. Within excellent access to amenities, Metro links and transport links to the a19 Northbound and Southbound. An internal inspection is highly recommended. CALL TO VIEW NOW!!!  
EPC Band tbc

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+



**Lot No. 28**

Land at 106 Milburn Road, Ashington NE63 0PQ

**ROOK  
MATTHEWS  
SAYER**

**Description:**

We are pleased to offer to the market this end plot on at the corner of Fifth Avenue and Milburn Road, Ashington on busy shopping parade with good pedestrian footfall The site is of rectangular shape and extends to approximately 0.033 Acres (0.013 Hectares)  
Previous Planning Applications include : Feb 2005 -Conversion of existing shop and flat to 1 No. 1 bedroom house and 2 No. 1 bedroom flats & Ref: 04/00588/COU Feb 2010 - Erection of 3no flats - 09/E/00357/FUL


**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £12,500+

**Lot No. 29**

26 Stephen Street, Hartlepool TS26 8QB

**kimmitt & roberts**

**Description:**

2 Bed Mid Terrace Gas Central Heating System Double Glazing Viewing Recommended  
EPC Band E


**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £18,000+

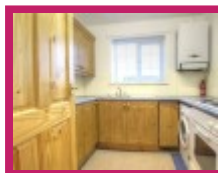
**Lot No. 30**

11 Resource Close and 1 Hood Drive, South Bank TS6 6XS

**Michael Poole**

**Description:**

TWO APARTMENTS FOR SALE - 11 RESOURCE CLOSE & 1 HOOD DRIVE  
Two, One Bedroom Apartments- Double Glazing - Gas Central Heating - Fitted Kitchens - South Bank Location -Viewing Recommended



EPC Bands 11 Resouce E 1 Hood C

**Call:** Michael Poole 01642 955180

**Price Guide:** £74,950+

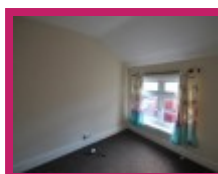
**Lot No. 31**

24 Beech Avenue, Murton, Seaham SR7 9JH

**kimmitt & roberts**

**Description:**

We have pleasure in offering for sale this two bedroom mid terraced home. Perfect for an investor or first time buyer the property provides comfortable accommodation. Boasting gas combi central heating system, double glazing, fitted kitchen, shower room/wc, lawned garden to the front elevation and enclosed yard to the rear. Situated in this popular street early viewing is strongly recommended.



EPC: C

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £29,950+

**Lot No. 32**

150 Disraeli Street, Blyth NE24 1JB



**Description:**

We welcome to the market this two bedroom first floor flat, offered for sale with vacant possession. EPC: E - The property briefly comprises: entrance lobby, lounge, two bedrooms, kitchen and bathroom. The property is conveniently situated for access to the town centre, and also benefits from gas central heating, double glazing and a private rear yard. EPC Band E

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £25,000 - £30,000

**Lot No. 33**

89 Lenin Terrace, Stanley DH9 6LW



**Description:**

A two bedroomed mid-terraced bungalow which requires modernisation and improvement. The property is available with immediate vacant possession, has the benefit of gas central heating and a replacement roof in recent years. The bungalow is situated a short walk from the town centre and the accommodation comprises: entrance lobby, lounge, a hallway leading to bathroom, kitchen and there are two bedrooms, there is a small garden to the front of the property and an enclosed yard to the rear. EPC Band E

**Call:** J W Woods 01207 235221

**Price Guide:** £30,000+

**Lot No. 34**

7 Holymount Terrace, Bedlington NE22 5AL



**Description:**

A three bedroom mid terrace house appealing to the builder/developer/DIY enthusiast as a refurbishment programme has been started and needs to be completed. The property is offered for sale with vacant possession and benefits from double glazed windows and a garden to the front. Property briefly comprises of entrance lobby, entrance hall, living room, dining room and a kitchen to the ground floor. There are three bedrooms and a bathroom to the first floor. Externally there is a yard to the rear and a lawned garden to the front. EPC Band TBC

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £39,950+

**Lot No. 35**

Epworth House, Front Street, Tanfield Lea, Stanley DH9 9LX



**Description:**

A substantial former care home with 30 bedrooms, which requires some updating and improvement. Tanfield Lea is a popular commuter village situated 1.5 miles from Stanley town centre, and is within walking distance of local primary and secondary schools as well as being within the catchment area for Emmanuel College in Gateshead. The property is within easy reach of other regional centres including Chester Le Street (A1M), Consett, Durham and Tyneside via the A692. Local bus services offer direct transport to Newcastle City centre and the Metrocentre. EPC band: D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £140,000+



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T: 0191 281 6151 E: [info@mincoffs.co.uk](mailto:info@mincoffs.co.uk)

**mincoffs**  
SOLICITORS



**Lot No. 36**

144 Auckland Terrace Shildon DL4 1BA


**Description:**

With no upper chain this two bedroom mid terraced property is situated in a convenient location in Shildon. The property requires some redecoration but is gas centrally heated and uPVC double glazed and would be an ideal investment opportunity. Entrance hall, lounge with bay window, generous fitted kitchen, rear hall, bathroom/wc, two bedrooms, front forecourt and rear yard with store and double gates

EPC Band D

**Call:** J W Woods 01388 604273

**Price Guide:** £40,000+

**Lot No. 37**

70 Borrowdale Gardens, Low Fell NE9 6ND

**Andrew Craig**

**Description:**

A well presented one bedroom top floor flat offered with vacant possession. Sure to appeal to a variety of buyers including first time purchasers and investors alike. The accommodation briefly comprises of a communal entrance with stairs leading up to the flat which is accessed by an entrance door and internally comprises of a lounge, inner hallway, fitted modern kitchen, bedroom and bathroom with a three piece white suite. Further benefits include double glazing and gas central heating.



EPC Band E

**Call:** Andrew Craig 0191 4875330

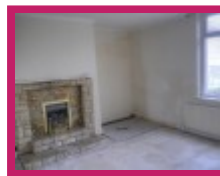
**Price Guide:** £34,950+

**Lot No. 38**

12 Front Street, Sacriston, Co Durham DH7 6LE


**Description:**

Detached freehold former takeaway with three bedroom house on main road location. Floor area 174.6 sq.m. (1,879 sq.ft.). Two storey property suitable for investment or owner occupation. Retains extractor system & pizza oven. Separate garages & yard to rear of property. Fantastic freehold opportunity. EPC Band D


**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £40,000+

**Lot No. 39**

9 Park Road Stanley DH9 7QB


**Description:**

Ideally suited to first time buyers or investment purchasers we are pleased to offer for sale an extended three bed-roomed mid terraced property with UPVC double glazing and gas central heating. The property requires further updating and has accommodation which includes, entrance hallway, lounge, dining room and kitchen. On the first floor there are three bedrooms a bathroom refitted with a white suite and a separate WC. The loft is boarded for storage, has a skylight window and is accessed by a drop down ladder, externally there is a small forecourt garden to the front of the property and a yard to the rear, which provides off-road parking



EPC Band F

**Call:** J W Woods 01207 235221

**Price Guide:** £25,000+



**Lot No. 40**

14 River View, Blackhall Mill NE17 7TL



**Description:**

The property is located in the hamlet of Blackhall Mill close to the village of Chopwell. A range of amenities can be found nearby and the road links make it an ideal location for those wishing to access the wider North East region. Brief Description The property comprises a ground floor retail unit, the \*Valuation Office Agency states the unit has a floor area 128.1 sq. m. (1,378 sq. ft.) although we have not been able to verify this as we have not had access. The property also comes with the freehold of the first floor flat that was sold on a 125 year lease in 2012. Tenure -Freehold EPC Band E

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £45,000+

**Lot No. 41**

4-6 Coldwell Street, Felling NE10 9HH



**Description:**

The property is located on Coldwell Street in Felling, Gateshead which is South East of Newcastle upon Tyne. The property benefits from excellent passing trade and being opposite the recently complete development which has seen Asda, Boots, Greggs and Subway move in transforming the area. Brief Description The property comprises a 4 bedroom stone built house located over the ground and first floors with a separate ground floor retail unit and large store/warehouse to the rear. The property also benefits from a large yard/carpark to the rear of the property. The retail unit is currently let but is being sold with vacant possession. The house is vacant and in need of a full refurbishment. External There is an enclosed yard and grass area to the rear of the property. EPC Band TBC

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £79,950+

**Lot No. 42**

124-131 Front Street, Chester Le Street DH3 3BL



**Description:**

The property is located on Front Street the main shopping parade of Chester-Le-Street. The location benefits from a mixture of local and national operators. Neighbouring retailers includes Heron Foods, The Card Factory, Argos, Barclays, HSBC among others. Brief Description The property is a double fronted three storey retail unit recently having a new roof installed. The unit has been let at a rate of £30,000 per annum but is being offered with vacant possession. The property has a net floor area circa 145.11 sq. m. (1,561.95 sq. ft.) comprising open plan ground floor retail 54.23 sq. m., first floor retail 66.58 sq. m. and finally second floor retail 24.3 sq.m. External- There is an enclosed yard to the rear. Tenure Freehold EPC Band TBC

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £199,950+

**Lot No. 43**

22 Potto Street, Shotton Colliery DH6 2LA



**Description:**

Good sized shop unit with spacious living accommodation and double garage, these excellent semi commercial premises were formally the local post office. The shop unit has frontage onto the busy village green area, with ample parking nearby and a number of busy local shops serving this growing village. Living accommodation is located behind and above the shop. Noteworthy features include a conservatory, a spacious kitchen, 3 well-proportioned bedrooms, gas central heating etc. It has a double garage to the rear and an enclosed yard.

EPC band: D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £74,950+

**Lot No. 44**

345 Mowbray Road, South Shields NE33 3NP

**Andrew Craig**



**Description:**

WITH A SEA VIEW.....

A great opportunity to purchase this top floor 2 bedroom apartment which is offered for sale with vacant possession. The property offers amazing views out to sea from the living room. The property requires updating and modernisation but benefits from double glazed windows. Property briefly comprises of communal entrance with stairs to the 3rd floor (top) entrance hall to the flat, bathroom, kitchen, 2 bedrooms and a living room.



EPC Band TBC

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £49,950+

**Lot No. 45**

20 Eighth Street, Blackhall Colliery TS27 4EX

**kimmitt & roberts**



**Description:**

OPEN VIEWINGS TUESDAY 17TH AT 10:30AM AND SATURDAY 21ST AT 10:30AM. ALL WELCOME.

2 Bed mid terraced property with Lounge, Dining Room, Kitchen, Bathroom/w.c and Two Bedrooms. EPC Band D

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £18,000+

**Lot No. 46**

116 Waterloo Walk, Sulgrave, Washington NE37 3EN

**Andrew Craig**

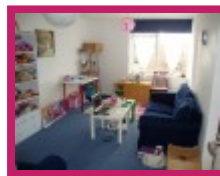


**Description:**

An opportunity to purchase this one bedroom top floor flat benefitting from double glazed windows and gas central heating and a balcony.

The property briefly comprises communal entrance hall with stairs and lift. Entrance hall to flat, living room, kitchen, bathroom and a bedroom.

EPC Band C



**Call:** Andrew Craig 0191 4921234

**Price Guide:** £10,000 - £15,000

**Lot No. 47**

10 Redhills Terrace, Durham City DH1 4AX

**WOOD**  
ESTATE AGENTS



**Description:**

In need of modernisation and updating, we offer for sale this unusual two bedroomed end terraced property benefitting from gas fired central heating and double glazing. Available with no onward chain, the property has an unusual floor plan comprising: entrance hallway, lounge, dining room, kitchen, rear porch and cloakroom. To the first floor there are two bedrooms, study and bathroom. Externally there is a small yard to the rear.

EPC Band E

**Call:** J W Woods 0191 3869921

**Price Guide:** £55,000+

**Lot No. 48**

1 General Bucher Court, Bishop Auckland DL14 6EY



**Description:**

A one bedroom ground floor flat benefiting from double glazing and electric heating .  
We have been advised that the property has recently undergone improvements and an internal inspection is recommended.  
The property is currently rented at £350pcm( we are awaiting copies of the tenancy agreement )  
EPC Band D



**Call:** J W Woods 01388 604273

**Price Guide:** £25,000- £30,000



## Option 2

On the fall of the gavel the buyer must place a £3000 non refundable deposit with The Agents Property Auction Limited, exchange of contracts must occur in 28 days and completion in a further 14 days.

**Lot No. 49**

19 Plough Road, Hall Road, Sunderland SR3 2UQ

**Andrew Craig**



### Description:

A three bedroom semi detached home being spacious and well presented making it sure to appeal to couples and growing families alike. Conveniently located within a popular residential estate. Internally the property is decorated with a modern and neutral design and briefly comprises lounge, dining kitchen, three bedrooms, bathroom and separate wc. Externally there is no vehicle access to the front and there is an open plan lawned garden and a paved rear garden with gates to allow car access. The property is warmed by combi gas central heating and has double glazed windows.



EPC Band B

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £79,950+

**Lot No. 50**

35 Riding Dene, Mickley, Stocksfield NE43 7DL

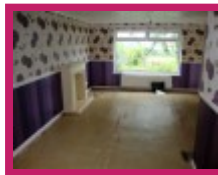
**ROOK  
MATTHEWS  
SAYER**



### Description:

A three bedroom mid terrace offered for sale with vacant possession, the property benefits from central heating and double glazing.

Property briefly comprises of entrance hall, living room/ dining room, kitchen. To the first floor there are three bedrooms and a bathroom. Externally there is a tiered garden to the rear and lawned garden to front. Completion timescale subject to FREEHOLD purchase being completed and registered. EPC Band C



**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £89,950+

**Lot No. 51**

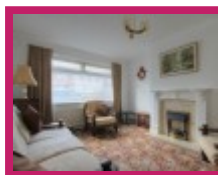
64 Greenways, Delves Lane, Consett DH8 7DG

**WOOD  
ESTATE AGENTS**



### Description:

Available with vacant possession, an extended semi-detached bungalow situated on Greenways in Delves Lane. The property has the benefit of double glazing, gas central heating with combination boiler and requires some improvement. The property is ideally suited to retirement purchasers and briefly comprises; entrance porch, hallway, lounge, two bedrooms, kitchen/breakfast room, bathroom and a further room suitable as a bedroom or dining room. The property is situated on a good sized plot with garden and driveway to the front and mature lawned garden to rear. Agents note: There is a shared path (with number 62 Greenways) and shared maintenance costs.



EPC E

**Call:** J W Woods 01207 502109

**Price Guide:** £79,950+



**Lot No. 52**

The Little Gables, 4 Woosington Park South, Newcastle NE13 8BJ

**ROOK  
MATTHEWS  
SAYER**

**Description:**

This deceptively spacious semi detached period family home enjoys a wonderful village setting close to the edge of Newcastle City Centre with lovely private gardens and excellent access throughout the region. Comprises, hallway, sitting room, study, dining room, sun room, breakfasting kitchen, utility room, cloakroom/wc, rear lobby. First Floor: 4 bedrooms 1, bathroom. Outside: Double driveway, off street parking, attached garage, rear lawn garden. EPC Band D


**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £325,000+

**Lot No. 53**

33 Cairn Park, Longframlington NE65 8JS

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A detached bungalow situated on Cairn Park, Longframlington. Cairn Park is located on the outskirts of the village which has a range of local amenities including two pubs, both serving food, cafe, butchers and local shop. The bungalow has double glazing and gas central heating and is available with no further chain. Accommodation briefly comprises of:- Entrance hall, lounge, kitchen, conservatory, and master bedroom with ensuite, three further bedrooms and bathroom/WC. Externally the property has gardens to front and rear, driveway and single garage. Entrance Porch-Double glazed entrance door to front, double


**Call:** Rook Matthews Sayer 01665 511711

**Price Guide:** £164,950+

**Lot No. 54**

55 Victoria Avenue, Whitley Bay NE26 2QN

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Investment opportunity to purchase this four bedroom maisonette located centrally in Whitley Bay town center on Victoria Terrace. The property offers spacious accommodation over two floors and would benefit from cosmetic improvement which is reflected in the guide price. The property is offered with no onward chain and benefits from double glazing gas central heating and briefly comprising of :- Entrance and stairs to first floor landing, lounge to the front with bay window over looking the town center, two bedrooms, spacious kitchen and bathroom with three piece suite. To the second floor there are a further two bedrooms.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £89,000+

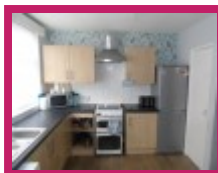
**Lot No. 55**

Blackhall Mill Club House, Chopwell Road, Blackhall Mill NE17 7TN

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Rook Matthews Sayer are pleased to offer this 3 bedroom link detached home to the market. The property briefly comprises of a large lounge diner, breakfasting kitchen and downstairs W/C. To the first floor there are 3 good size bedrooms and a bathroom. Externally there is a yard to the front and a gravelled garden to the rear. Additional benefits are double glazing and a garage. Viewings are essential to realise the potential of this home



EPC band: C

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £59,950+

**Lot No. 56**

5 Oak Street, Seaton Burn NE13 6HD

**Andrew Craig**

**ROOK MATTHEWS SAYER**



**Description:**

**\*\*ATTENTION LANDLORDS\*\* TENANTED MID TERRACED THREE BEDROOM HOUSE WITH OFF STREET PARKING.** Situated within easy reach of local amenities including:- shops, schools, bus routes and road links (including A19 and A1). The property briefly comprises:- entrance hallway, lounge, kitchen, downstairs wet room/w.c, three bedrooms. Externally there is a good sized garden and off street parking. The property does require some updating. Viewing essential. The property is rented at £450pcm we are advised the tenant has been in approx 7 years (copy of tenancy agreement awaited)



EPC Band C

**Call:** AC 0191 2859024 RMS 0191 2847999

**Price Guide:** £45,000+

**Lot No. 57**

Walwick Cottage, Humshaugh, Hexham NE46 4BJ

**ROOK MATTHEWS SAYER**



**Description:**

Walwick Cottage is a charming period property situated within Roman Wall country with glorious views over the surrounding farmland and valley beyond. The village of Humshaugh is close by which has a thriving community, enjoying a village shop, first school, public house, doctors surgery as well as leisure facilities within the George Hotel which overlooks the River North Tyne. There are excellent road links to Newcastle, Carlisle and Hexham, which has an array of shopping; first, middle and high schools; leisure facilities; railway/bus stations. Walwick Cottage sits amidst beautiful gardens and offers versatile, spacious accommodation - viewing is essential to appreciate this. The property benefits from oil central heating, double glazing, driveway parking for several cars, open barn and outbuilding. Accommodation briefly comprises reception hall with stone flagged floor; cloakroom/WC; superb sitting room with inglenook fireplace; dining room; breakfasting kitchen with integrated appliances; inner hall; utility room with stairs leading to hobby/storage room; four bedrooms (master with en-suite); family bathroom. EPC Band E

**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £320,000+

**Lot No. 58**

1 Langdale, Birtley DH3 2EJ

**Andrew Craig**



**Description:**

**WELL PRESENTED TWO BED PROPERTY OCCUPYING A CORNER PLOT - MUST BE VIEWED** This property is rare to the market and would be ideal for first time buyers as a starter home or those looking to downsize. The internal floor plan comprises entrance porch leading to the lounge, dining room, kitchen and conservatory to the ground floor. To the first floor there are two bedrooms and a family bathroom. Other benefits include gas central heating and double glazing. Externally the property occupies a corner plot with tree screened gardens and driveway.



EPC Band C

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £99,950+

**Lot No. 59**

33 Southgate Mews, Morpeth NE61 2BW

**ROOK MATTHEWS SAYER**

**MIKE ROGERSON**



**Description:**

We are delighted to bring to the market this well maintained four bedroom mid-terrace town house in the desirable Southgate Mews Development of Morpeth. This charming family home is within walking distance of Morpeth town centre and its amenities including excellent schools for all ages, bars/restaurants, traditional shopping and leisure facilities. The development is ideally situated for commuting with easy access to the A1 trunk road North and South, there are also public transport links with regular bus routes and the mainline railway station. The flexible accommodation spread over three floors briefly comprises of; generous entrance hall leading to downstairs cloakroom, dining room, kitchen/breakfast room with french doors to rear garden. The second floor has an 'L' shaped lounge and master bedroom with en-suite and to the third floor there are three further bedrooms and a family bathroom. Externally there are gardens to the front and rear, mainly laid to lawn and two allocated parking bays to the front. EPC Band C

**Call:** RMS 01670 511711 MR 01670 517500

**Price Guide:** £220,000+



**Lot No. 60**

11 East View, Morpeth NE61 1UT



**Description:**

We are pleased to offer for sale this ground floor one bedroom purpose built flat situated on the edge of the popular location of Middle Greens, the property is offered with vacant possession and no onward chain, accommodation briefly comprises of entrance porch to lounge/dining room, kitchen, bedroom, bathroom, enclosed shared rear yard and off road parking space



EPC Band D

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £45,000+

**Lot No. 61**

11 Embleton Avenue, Middlesbrough TS5 7EA

Michael Poole



**Description:**

With this traditional style bay fronted semi-detached house you not only get three decent size bedrooms but also two reception rooms, bathroom with a white four piece suite and 18ft breakfast kitchen with solid oak units and built in appliances. There is a private enclosed rear garden, detached garage, ample parking on the driveway and the front garden has been block paved to create some useful additional parking space. Other attractions include UPVC double glazing, central heating and security alarm system.



EPC Band tbc

**Call:** Michael Poole 01642 254222

**Price Guide:** £129,950+

**Lot No. 62**

3 March Terrace, Dinnington NE13 7AF

ROOK MATTHEWS SAYER



**Description:**

Situated within the highly sought after village of Dinnington sits this superbly refurbished, 2 bedroomed mid terrace house, offering contemporary and well-appointed accommodation. With lovely open views to the front and the rear, this property benefits from gas fired central heating, sealed unit double glazing as well as many modern features. The accommodation comprises briefly: open plan 21 lounge and kitchen with feature hand built oak staircase and high gloss front kitchen units with dark work effect work surfaces and splash back. There is a rear hall/utility with double glazed French doors to the rear as well as a cloakroom/WC with contemporary white suite. To the first floor there are two double bedrooms, one with fitted wardrobes and both with beautiful views along with shower room/WC. Externally there is a gravelled garden to the front with a range of plants. To the rear there is a yard, parking and fenced, lawned rear garden. EPC C

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £124,950+

**Lot No. 63**

Denethorpe, Stockton Road, Sunderland SR2 0NE

Andrew Craig



**Description:**

Viewing comes highly recommended to appreciate this spacious home, offering versatile living accommodation. An ideal property for a very wide range of purchasers including families, investors and an ideal base to work from home. This well presented extended semi detached property is offered with no chain involved. If its family home your looking for this property offers 4 reception rooms and 6 bedrooms or if your ideally looking for an HMO it offers 8/9 bedrooms with the appropriate guidelines fire doors etc. Externally rear parking for multiple vehicle's. Close to local shops, schools, colleges and Sunderland University & easy access to the A19/A690.



EPC band E

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £155,000+



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**Lot No. 64**

25 Low Lane, South Shields NE34 0LG

**Andrew Craig**



**Description:**

LOW LANE - TWO BEDROOM FIRST FLOOR APARTMENT- OFFERED WITH NO CHAIN !!!! - Ideally located on the popular Harton Grange development in South Shields. Situated within close proximity of local shops, bus routes and main road links for commuting. Warmed via gas central heating and benefits from double glazing and secure entry system. Communal door to hallway with stairs to the first floor, apartment door to hallway, open plan living area and kitchen, two bedrooms and bathroom. Externally lies an allocated parking bay. Ideal first time buy or investment.



EPC Band B

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £59,950+

**Lot No. 65**

5 Holmfield, South Shields NE34 6LU

**Andrew Craig**



**Description:**

Three bedroom semi-detached property sitting on a generous sized plot having both good sized gardens to the side and the rear. Having potential to extend to provide double garage/double storey wrap around extension (subject to planning and necessary building consents). This property therefore offers deceptively spacious accommodation with potential to improve. The ground floor comprises of a lounge, diner, kitchen/breakfast room, study and a ground floor w.c, together with good sized bedrooms to the first floor. Externally there is ample off road parking plus garage and carport. Situated in this popular location, close to the Redhead Park and nearby to local amenities and schools. Early viewing urged!



EPC D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £209,950+

**Lot No. 66**

2 Castle Way, Pegswood NE61 6XH

**MIKE ROGERSON**



**Description:**

We welcome for sale this two bedroom semi detached house situated on Castleway on the popular Bothal Court Estate in Pegswood. Pegswood offers a range of local shops and transport links, with the historic market town of Morpeth near by offering a ranch of local amenities. The accommodation briefly comprises of an entrance hall, living room with stairs to the first floor, kitchen diner with access to rear garden, to the first floor there is a family bathroom and two bedrooms. Externally the property has a detached garage and driveway parking with gardens to the front and rear. The property benefits from double glazing throughout and gas central heating.



EPC Band C

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £79,950+

**Lot No. 67**

19 Hindmarsh Drive, Ashington NE63 9FA

**ROOK MATTHEWS SAYER**



**Description:**

This well presented second floor apartment is definitely worth while viewing for those first time buyers/professional couples. The apartment is situated on the modern Barley rise development, Ashington within walking distance to Wansbeck Hospital and local transport links. The property is available with no further chain and briefly comprises: Communal entrance hall providing access to second floor, the accommodation itself comprises: Entrance hall, lounge, kitchen, two double bedrooms and bathroom/w.c. Externally there is an allocated parking bay, a lovely property that must be viewed. EPC Rating: C



EPC Band C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £47,000+



**Lot No. 68**

16 Bullers Green, Alnwick NE61 1DF



**Description:**

\*\*\* THREE BEDROOMS END OF TERRACE LOUNGE KITCHEN/ DINING ROOM CONSERVATORY CLOAKROOM BATHROOM REAR GARDEN EPC RATING GRADE D \*\*\*Mike Rogerson Estate agents are delighted to bring to the market this charming end of terrace family home situated in a mature residential district to the North of Morpeth town centre, the property offers traditional features from its period and flexible accommodation spread over two floors to include an entrance hall, cloakroom, lounge, kitchen/dining room and a conservatory. On the first floor are three bedrooms and the bathroom, outside there is a garden to the rear.  
EPC D

**Call:** Mike Rogerson 01670 517500

**Price Guide:** £150,000+

**Lot No. 69**

37 Hewitson Terrace, Felling, Gateshead NE10 9HQ

**Andrew Craig**



**Description:**

A spacious two bedroom upper flat pleasantly positioned on Hewitson Terrace close to local amenities at Felling. Benefiting from a spacious interior, the accommodation comprises a spacious lounge/dining area, kitchen, bathroom and two bedrooms. With gas central heating and double glazed windows, appealing to first time buyers, professionals and investors. Viewing is recommended to appreciate the size and location.



EPC E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £37,000+

**Lot No. 70**

2 Burtens Yard, North Broomhill, Amble NE65 9UA



**Description:**

This outstanding property needs to be viewed to fully appreciate the generous room sizes and its strong potential for development, possibly into two properties, therefore making it an interesting property for investors or indeed someone looking for a large family house. Situated in a secluded area of North Broomhill, the property is accessible via side facing iron gates which open to the paved and lawned garden. The front door leads to a hallway with doors to a downstairs cloakroom and a reception room. The large kitchen has doors to a further reception room and the main lounge, making use of the accommodation quite flexible. Stairs lead to a long landing with several doors off to four bedrooms plus a dressing room and a large family bathroom. To the front of the property is a double size garage and a parking area. Further visitor parking is offered close by. A truly unique property in a quiet area, your early appointment to view is strongly recommended.  
EPC Band E

**Call:** Rook Matthews Sayer 01665 713358

**Price Guide:** £89,950+

**Lot No. 71**

29 Hazelmoor, Hebburn NE31 1DH

**Andrew Craig**



**Description:**

Two bedroom upper floor flat offered with vacant possession ideal for the first time buyer or investor alike. Double glazed and electric heating the property is situated in a popular residential area and an early inspection is strongly recommended. Briefly the accommodation comprises an entrance hall with stairs to first floor landing, lounge, fitted kitchen, two bedrooms and a modern shower room/w.c. To the outside there is a parking space to the front.



EPC Band C

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £54,950+



**Lot No. 72**

Lukes Lodge, Ravenshill, Kielder NE48 1ER



**Description:**

Situated in an area of natural beauty within Kielder National Park, this two bedroom detached log cabin must be viewed to appreciate the tranquil location, outstanding views and superb internal accommodation. Kielder reservoir is close by, which enjoys a number of water sports, excellent walking and mountain bike trails. Kielder has been awarded dark sky status and has recently opened an observatory. The village of Kielder itself has a post office, general dealers, petrol station and public house. This lodge has been recently carpeted and redecorated to a high standard, benefitting from UPVC double glazing, central heating to radiators. For those who like a nice stroll, Kielder castle is less than a mile of forest walk away


**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £44,950+

**Lot No. 73**

19 Moor View Close, Pegswood NE61 6YF



**Description:**

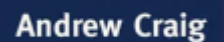
TWO BEDROOMS LOUNGE KITCHEN/ DINING ROOM BATHROOM DOUBLE GLAZING GAS HEATING FRONT & REAR GARDENS GARAGE NO CHAIN IDEAL FIRST TIME BUY \*\*\*Mike Rogerson Estate Agents are delighted to bring to the market this well presented two bedroom semidetached property situated in a mature residential area within the village of Pegswood, the accommodation is spread over two floors briefly comprising of on the ground floor an entrance hall to the lounge and kitchen/dining room and on the first floor are two double bedrooms and the bathroom, outside there are gardens to the front and rear and open farmland to the rear, there is also a garage in a block of two to the front of the property. EPC Band C

**Call:** Mike Rogerson 01670 521122

**Price Guide:** £84,950+

**Lot No. 74**

16 Quarry Road, Hebburn NE31 2UN



**Description:**

Truly outstanding ground floor flat conveniently located for Hebburn town centre with a range of shops, schools, leisure facilities and excellent transport links though out the area. The property is a credit to its current owners and a early inspection is highly recommended. Double glazing, gas central heating. The property briefly comprises of entrance lobby, lounge opening to dining area (formally bedroom two) inner hallway, refitted kitchen, bathroom and shower room/w.c. There is a small low maintenance garden to the front and excellent side garden to the rear comprising of two decked areas, lawned area and further flag patio area. No onward chain.



EPC Band D

**Call:** Andrew Craig 0191 4281428

**Price Guide:** £49,950+

**Lot No. 75**

Leaside, 103 Front Street, Frosterley, Bishop Auckland DL13 2RH



**Description:**

A most attractive double fronted four bedroom detached house, offering much charm and character. Set back from the road down a private driveway in a popular Dales village, the substantial and versatile accommodation has the benefit of gas central heating and double glazing. Set in approximately one acre of mature grounds, the property must be viewed to be fully appreciated.



EPC Band F

**Call:** J W Woods 01388 604273

**Price Guide:** £275,000+

**Lot No. 76**

18 The Hall Close, Ormesby TS7 9BY



**Description:**

A three bedroom two reception mid link house situated on a no through road within this residential area. The property benefits include gas central heating, double glazing lovely sized gardens to the rear and is offered for sale with vacant possession.

Property briefly comprises of entrance hall, living room, dining room, kitchen. To the first floor there are three bedrooms and a bathroom. Externally gardens to front and rear.



EPC Band

**Call:** Michael Poole 01642 254222

**Price Guide:** £74,950+

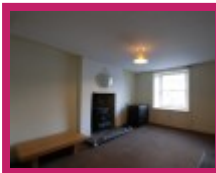
**Lot No. 77**

Kirsopp House, Market Place, Alston CA9 3QN



**Description:**

Situated in the heart of the market town of Alston is an exciting opportunity to purchase a ground floor retail premises together with a two bedroom maisonette above. The retail unit would suit a variety of uses subject to the correct planning. The maisonette accommodation is well-proportioned briefly comprising hallway; lounge with excellent views of the market place; dining kitchen to the rear elevation; two double bedrooms and bathroom. Shop 297.40 sq.ft (measurements obtained from the valuation office agency, we strongly recommend you



EPC Band F

**Call:** Rook Matthews Sayer 01434 601616

**Price Guide:** £99,950+

**Lot No. 78**

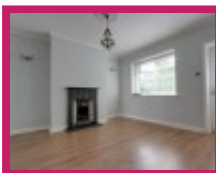
123 West Row, Eston TS6 9JW



**Description:**

Sensible offers are invited on this cared for two-bedroom property. The property offers two floors of living accommodation and briefly comprises, lounge, dining room, kitchen, bathroom and two bedrooms. Externally we have an enclosed front garden which is very private and combines patio with artificial turf. To the rear of the property is a handy enclosed yard.

EPC Band D


**Call:** Michael Poole 01642 955180

**Price Guide:** £54,950+

**Lot No. 79**

The Moorings, Shotton Road, Horden SR8 4QH



**Description:**

Situated on this ever popular street it gives us immense pleasure to offer for sale upon the open market this spacious three bedroomed semi detached family home which has gas central heating system and briefly comprises of hall, lounge, dining room, kitchen utility, three bedrooms and bathroom/W.C. The exterior comes with gardens both front and rear and single garage. Requiring cosmetic updating this is a property that will prove popular.

EPC tbc

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £69,950+



**Lot No. 80**

39 Church Street, Eyemouth, Scottish Borders TD14 5DH



**Description:**

Within only a short walk of all town amenities and the fishing harbour, this very deceptive 3 bedroom end terraced house is offered for sale in good order throughout and boasts a sizeable rear courtyard with raised decked area. Available with early entry and no upward chain involved, the spacious accommodation includes a delightful Sun room overlooking the rear courtyard and en-suite facilities to two of the bedrooms. Viewing is very much recommended by contacting the sole selling agents.



EPC Band C

**Call:** Tyne and Tweed 01289 331555

**Price Guide:** £109,950+

**Lot No. 81**

5 Beech Terrace, Murton, Seaham SR7 9JH



**Description:**

Presented to an extremely good standard throughout we have pleasure in offering for sale this three bedroom mid terraced home. It provides a comfortable, ready to move into home. Boasting gas combi central heating system, double glazing, refitted kitchen, dining room, lounge, bathroom/wc, lawned garden to the front elevation and enclosed yard to the rear. Situated in this popular street early viewing is strongly recommended.



EPC D

**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £49,950+

**Lot No. 82**

45 Strangway Street, Seaham SR7 7LN



**Description:**

A Great example of its type! We have pleasure in offering for sale this two bedroom mid terrace which has been refurbished and well cared for and includes a refitted kitchen and bathroom. Well situated for all local amenities including Byron Place and all local bars and restaurants. Viewing Essential. EPC E


**Call:** Kimmitt and Roberts 0191 5813213

**Price Guide:** £39,950+

**Lot No. 83**

3 Barras Gardens, Annitsford NE23 7RB



**Description:**

Convenient located nearby to the Northumbria Specialist Emergency Care Hospital and major road links to the surrounding region. The property on offer would be an ideal opportunity for investors as it has previously been let out at £495 PCM. The layout of the accommodation on offer briefly comprises; entrance hallway, lounge, breakfasting kitchen, and to the first floor, two bedrooms and family bathroom. Externally to the front there is a low maintenance town garden and to the rear an enclosed rear yard. The property benefits from gas central heating via a combi boiler with radiators and Upvc double glazing throughout.



EPC Band C

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £68,950+



**Lot No. 84**

40 Lambeth Road, Middlesbrough TS5 6EB

Michael Poole



**Description:**

With notable features which include, gas central heating, fitted kitchen and double glazing, this property demands internal inspection. The property offers two floors of living accommodation and briefly comprises, entrance hall, lounge, dining room, kitchen, landing, three bedrooms, WC and a family bathroom. To the front of the property we have a small forecourt front garden whilst to the rear we have a garden which is fully enclosed.

**Call:** Michael Poole 01642 254222

**Price Guide:** £94,950+

**Lot No. 85**

10 Rosa Street, South Shields NE33 3LN

Andrew Craig



**Description:**

First time buyers and investors look no further than this two bedroom ground floor flat situated in this popular Town Centre location in South Shields. Conveniently located having amenities, shops, schools and the Sea Front within walking distance. The property is in need of some upgrading and has been priced accordingly. Briefly comprising of: - Entrance hall, lounge, kitchen, bathroom, two bedrooms and private yard to the rear. An internal inspection comes highly recommended. Call to view now!!



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £48,950+

**Lot No. 86**

26 Farnbank Road, Ormesby TS7 9EE

Michael Poole



**Description:**

Superb Three Bedroom Detached Bungalow- Modern Fitted Kitchen - Off Street Parking & Detached Garage- Large Enclosed Rear Garden Enjoys Superb Views to the Front of the Property- Will Appeal to a Range of Buyers Viewing Recommended This property offers a single floor of living accommodation and briefly comprises, entrance hall, WC bathroom, lounge, three bedrooms and kitchen/breakfast room. Externally, off street parking to the front of the property leading to a detached garage at the rear along with a large enclosed garden to the rear.



EPC Band E

**Call:** Michael Poole 01642 955625

**Price Guide:** £109,950+

**Lot No. 87**

103 Masefield Drive, South Shields NE34 9LQ

Andrew Craig



**Description:**

This three bedroom end terraced family home is situated in this popular street in Biddick Hall, South Shields. Conveniently positioned with excellent access to amenities, shops, schools and transport links into the Town Centre and Sea Front. Briefly comprising of: - Entrance hall into utility, kitchen and lounge to the ground floor. To the first floor there are three bedrooms, shower room and separate w.c. Externally to the front there is a low maintenance front garden with slate chip stone area. To the rear there is a brick paved garden and pebbled area. Further benefits include gas central heating and double glazing. An internal inspection is highly recommended.



EPC Band B

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £54,950+

**Lot No. 88**

Rosedene, Southside, Butterknowle, Bishop Auckland DL13 5JX


**Description:**

Enjoying a semi-rural position in the delightful village of Southside, this lovely characterful country cottage is deceptively spacious and has the benefit of double glazing and oil central heating. With an entrance hall, lounge, dining room, farmhouse-style fitted kitchen, family bathroom, utility and two double bedrooms (en suite shower room to master). The property boasts a generous plot with excellent parking and double garage, and there are lovely views to both front and rear of the nearby countryside.



EPC E

**Call:** J W Woods 01388 604273

**Price Guide:** £109,950+

**Lot No. 89**

28 Westlands Road, Darlington DL3 9JH


**Description:**

Ideally suiting family occupation this is a very well-proportioned larger semidetached house occupying a very pleasant position close to an extremely good range of local shops and amenities in nearby Cockerton Village. The property which was originally four bedrooms offers accommodation which briefly comprises on the ground floor; entrance lobby, 24 ft. lounge/dining room, sitting room, inner lobby, cloakroom/wc, kitchen fitted with a range of floor and wall units, and a garden room. To the first floor there are three good size bedrooms and a very large lovely bathroom refitted with a white suite including a claw foot bath. Externally there are lawned gardens to the front and to the side, to the rear there is a paved garden. There is a 32 ft. tandem garage/workshop which is accessed via a driveway for additional parking.

EPC Band E

**Call:** J W Woods 01325 485151

**Price Guide:** £119,950+

**Lot No. 90**

30 Bygate Court, Monkseaton, Whitley Bay NE25 8AB


**Description:**

A perfect opportunity for over 60's to purchase an immaculate top floor apartment set within this exclusive retirement development built in 2012 by builders McCarthy and Stone. Bygate Court development is set within its own grounds and offers beautiful communal gardens, conveniently located within the village of Monkseaton with fantastic access to all amenities and facilities as well as walking distance to Metro and bus routes for transport links. Bygate Court offers residents communal gardens, communal lounge and kitchen, laundry facilities, guest suite available for relatives to stay over and there is also a house manager available. All the apartments are fitted with care alarm systems for additional security and peace of mind. Boasting an excellent position overlooking the front aspect the accommodation briefly comprises:- Entrance hallway with security entrance intercom system, spacious lounge with feature windows overlooking the front garden, fitted kitchen with built in appliances, double bedroom with walk in wardrobe, shower room/ wet room w.c., the property has the benefit of under floor heating and there is also a lift for access to upper floors, parking is provided for residents and visitors at the front of the building.

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £125,000+

**Lot No. 91**

39 Gibbons Walk, South Shields NE34 9LP


**Description:**

A spacious end link three bedroom house located within easy access to many amenities including; local shops, schools and transport links. Decorated throughout to a high standard in modern, neutral tones. Briefly comprising of: - Entrance hall, lounge, kitchen, three bedrooms, shower room and separate w.c. Externally to the front there is a garden with feature wrought iron gate with lawn. To the rear there is a garden with lawn, gravel, paved patio and a shed. The accommodation benefits from uPVC double glazing, combi gas central heating, being recently refurbished. A must view property to truly appreciate.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £64,950+



**Lot No. 92**

30 Beatrice Avenue, Blyth NE24 4BP

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Situated on Beatrice Avenue, in Blyth. Epc: D. Briefly comprising: entrance hall, lounge, breakfasting kitchen and rear porch. First floor landing leading to bedrooms two and three, stairs to master bedroom and bathroom w/c. Externally to the front of the property is a garden mainly laid to lawn, to the rear an enclosed yard. Situated close to local schools and town centre amenities. A superb first time buy/ investment purchase which must be viewed to appreciate.



EPC Band C

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £54,950+

**Lot No. 93**

38 High Meadows, Newcastle NE3 4PW

**Andrew Craig**

**ROOK  
MATTHEWS  
SAYER**



**Description:**

TENANTED INVESTMENT OPPORTUNITY. WELL PRESENTED MODERN PROPERTY. This two double bedroomed end link house is worthy of an early viewing and will appeal to a wide range of prospective buyers. Available with no upper chain and located within easy reach of amenities to include local shops, schools and transport links. The layout comprises :- entrance lobby, lounge with stairs leading to first floor, well fitted kitchen, bathroom/wc, two double bedrooms. Externally there are gardens to both the front and rear, the latter is decked. With double glazed windows and gas central heating, the property is well maintained throughout. We are advised that the property is currently rented at £550pcm (awaiting sight of tenancy agreement)



EPC Band C

**Call:** AC 0191 2859024 RMS 0191 2847999

**Price Guide:** £80,000+

**Lot No. 94**

5 Bellburn Lane, Darlington DL3 0JR

**WOOD  
ESTATE AGENTS**



**Description:**

Occupying a very pleasant cul-de-sac position on this popular residential development, this is a well presented and improved semi-detached bungalow with gas fired central heating and UPVC double glazing. Ideal for a retired/retiring person or couple the property benefits from a larger garage, greenhouse, shed with electric power and light and is available with no onward chain and it offers accommodation which briefly comprises on the ground floor; entrance lobby, lounge, inner lobby, kitchen, two bedrooms, bathroom/wc. gardens to the front and to the rear, and a garage accessed via a long driveway for additional car parking.



EPC Band D

**Call:** J W Woods 01325 485151

**Price Guide:** £104,950+

**Lot No. 95**

4 Bridge Street, Bishop Auckland DL14 7PY

**WOOD  
ESTATE AGENTS**



**Description:**

Having undergone a programme of refurbishment, this most attractive stone built semi detached property with uPVC double glazing will make a comfortable home for a wide variety of purchasers. Conveniently situated for access to the town centre and market place where there are a range of amenities on offer and with views over the Newton Cap viaduct, Toronto and beyond. The property has a new fitted kitchen, first floor bathroom and central heating system and has been reskimmed and redecorated throughout with new floor coverings. Offered for sale with immediate vacant possession.



EPC Band E

**Call:** J W Woods 01388 604273

**Price Guide:** £39,950+



**Lot No. 96**

Fairholme, Front Street, Ingleton DL2 3HS


**Description:**

A substantial very well presented extended and much improved detached family residence situated on a very generous plot with fabulous countryside views and a self-contained annexe which could be incorporated into the main body of the house. Briefly comprises on the ground floor; entrance lobby, hallway, 21ft lounge, sitting room, inner hallway, fabulous kitchen/breakfast room fitted with bespoke handcrafted units with marble worktops and large island unit/breakfast bar which opens out to the garden room which overlooks the patio and garden. There is a utility room and a separate cloakroom/wc. To the first floor master bedroom, en-suite and walk in wardrobes. The guest bedroom also has an en-suite shower room and a walk in wardrobe. There are two further double bedrooms and a family bathroom/wc. The annexe has its own entrance and comprises; lounge, fitted kitchen, lobby and separate w.c, first floor, bedroom, bathroom with separate shower and a walk in wardrobe. Access from the main house into the annexe is via a door through the walk in wardrobe which can be locked making the annexe completely private. EPC Band D

**Call:** J W Woods 01325 485151

**Price Guide:** £399,950+

**Lot No. 97**

Hadrian House, Heddon on the Wall NE15 0JR


**Description:**

Hadrian House is a detached family home set within lovely grounds and is located only a short distance from the village of Heddon. This substantial period property is positioned with lovely views and has good access to both Newcastle upon Tyne and Hexham. Access to the property is via a private lane which leads to Hadrian House entrance with a driveway which slopes down through a delightful archway and into a block paved court yard. There are lawned gardens to two sides and also a paved patio area, there are also out buildings ideal for storage. The property is heated by oil central heating, and has a security alarm and character timber sash windows. The accommodation briefly comprises of; entrance lobby, reception hallway with stairs leading to the first floor, lounge with dual aspect windows to the front and side elevations, dining room, study, contemporary modern breakfasting kitchen, utility, ground and rear lobby with cloakroom/ ground floor w.c. On the first floor there is an open landing which offers additional office space, dual aspect master bedroom suite with walk dressing room and en-suite shower room. The second bedroom is also a good size double and has en suite facilities and two further bedrooms and family bathroom.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £475,000+

**Lot No. 98**

West Farm Cottage, Kirkwhelpington NE19 2RS


**Description:**

A charming, stone built, two bedroomed, mid terraced cottage in a delightful village setting with views towards the church. With electric storage heating and some sealed unit double glazing, the well-presented accommodation comprises briefly: reception hall, lounge with multi fuel stove, fitted kitchen, first floor landing, two bedrooms, bathroom/WC and staircase leading to a useful attic room. There is a beautifully tended and well stocked front garden with outhouse and parking to the rear. Ideal for a couple or family, this property would also make an excellent weekend or holiday cottage, with early inspection recommended to fully appreciate the accommodation and location.

EPC Band F


**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £175,000+

**Lot No. 99**

66 Newlyn Drive, Cramlington NE23 1RT


**Description:**

Mike Rogerson welcomes to the market this three bedroom semi-detached house located on Newlyn Drive, Parkside in Cramlington. The home in question benefits from UPVC double glazing. The accommodation within briefly comprises: inner hallway, lounge, fitted kitchen/dining room, utility room, storage room/study and downstairs cloaks. To the first floor three bedrooms and a fitted bathroom. Externally, the front of the property has a mainly laid to lawn area, and a block paved driveway leading to a double garage with up and over door. To the rear of the property is an enclosed rear garden mainly laid to lawn and a paved patio area.

EPC Band D

**Call:** Mike Rogerson 01670 732400

**Price Guide:** £139,950+





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**Lot No. 100** 127 Whitewell Villas, South Shields NE33 5NH

**Andrew Craig**



**Description:**

An affordable two bedroom first time buyer home, viewing is a must to fully appreciate!! Situated in this popular location within excellent access to amenities. The property offers excellent value for money and briefly comprises of: - Lounge, kitchen/breakfasting room and conservatory. Two bedrooms and bathroom. Externally there is a driveway to the front providing off road parking for one car and a lawned garden. To the rear there is a low maintenance garden with patio area. There is a detached single garage accessed via a up and over garage door providing further off road parking for one car. Further benefits include gas central heating and double glazing.



EPC Band C

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £69,950+

**Lot No. 101** 5 Flexsbury Gardens, Felling NE10 9JA

**Andrew Craig**



**Description:**

THIS ATTRACTIVELY PRESENTED THREE BEDROOM SEMI DETACHED HOME LOOKS TO BE IDEAL FOR FAMILIES Updated to provide stylish living arrangements with modern refitted kitchen, two reception rooms, three well proportioned bedrooms and contemporary bathroom with white suite. With gardens to the front and rear along with garage providing secure off street parking. Conveniently placed for local schools, amenities and transport links. VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND SIZE OF THIS LOVELY HOME



EPC: C

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £109,950+

**Lot No. 102** 9 The Crescent, Blackhall Colliery TS27 4LE

**kimmitt & roberts**



**Description:**

Appealing to both the private residential purchaser and the buy to let investor is this two bedroom mid terrace property located within a residential area and offered for sale with vacant possession. Property benefits include double glazed windows, gas central heating and a fitted kitchen. Property briefly comprises of entrance lobby, living room, inner hallway, bathroom, dining kitchen and two bedrooms to the first floor. Externally there is a yard to the rear and a lawned garden to the front.



EPC Band tbc

**Call:** Kimmitt and Roberts 0191 5183334

**Price Guide:** £49,950+

**Lot No. 103** 29 Jubilee Road, Eston TS6 9EP

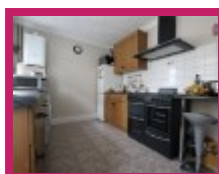
**Michael Poole**



**Description:**

This three bedroom spacious period terrace is extremely well cared for, well presented and worthy of internal inspection. With UPVC double glazing, gas central heating, attractive spacious fitted kitchen, enclosed rear garden and parking. The internal accommodation comprises hall, open plan lounge dining room, generous fitted kitchen, three first floor bedrooms and family bathroom.

EPC Band D



**Call:** Michael Poole 01642 955180

**Price Guide:** £69,950+

**Lot No. 104** 28 Osbourne Street, Fulwell, Sunderland SR6 9RE

**Andrew Craig**



**Description:**

This well presented two bedroom mid terraced cottage is well presented and offers ready to move into accommodation all on one level. Benefiting from upvc double glazing and gas central heating, the property also has a rear yard with parking available. Located within close distance to local schools, shops and local metro station making this an ideal for a range of buyers. Viewing is recommended.



EPC Band E

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £74,950+

**Lot No. 105** 3 Holly View, Felling NE10 9HZ

**Andrew Craig**



**Description:**

An ideal purchase for first time buyers, professionals, investors or growing families alike. Conveniently placed for local Schools, amenities and transport links, this three bed mid link home offers well proportioned living accommodation. Comprises: Entrance porch, lounge, inner hallway, guest cloaks/w.c. Spacious dining/kitchen with modern kitchen units, three well proportioned first floor bedrooms and family bathroom. Externally there is a yard to rear and viewing comes recommended to appreciate the size, location and layout



EPC Band tbc

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £64,950+

**Lot No. 106** The Willows, Holmside, Chester Le Street DH7 6ES

**WOOD**  
ESTATE AGENTS



**Description:**

A spacious detached house situated on three floors within this small and attractive rural village . The property benefits from attractive open countryside views . To the ground floor there is an entrance porch, entrance hall and large 18 ft. lounge extending from front to rear. The kitchen leads to a dining and family room. To the rear a lobby way leads to a small conservatory and staircase leading to the lower ground floor. The lower ground floor features three large rooms which are 17 ft. in length and include a games room, additional sitting room with multi fuel stove and inglenook fireplace and a useful large utility room. To the first floor there are three double size bedrooms. The master bedroom includes a luxury refitted en suite bathroom/wc and there is also an additional large luxury refitted family bathroom. To the front of the property there is a gravelled garden and parking space. Whilst to the rear there is an enclosed lawned garden which has an open aspect. The specification of the house includes Georgian style uPVC double glazing, alarm system and LPG gas central heating via radiators with combination boiler. EPC Band D

**Call:** J W Woods 0191 3887245

**Price Guide:** £239,950+

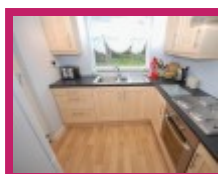
**Lot No. 107** 109 Holburn Road, Sunderland SR4 8BJ

**Andrew Craig**



**Description:**

A well presented and realistically priced three bedroom semi detached home with gardens, driveway and a garage. Being ideally situated for access to the City Centre and A19. Presented to a good standard with modern and neutral tones and benefiting from a modern kitchen and bathroom and having upvc double glazing and gas central heating. Sure to appeal to all that view!



EPC Band D

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £115,000+



**Lot No. 108** 483 Plessey Road, Blyth NE24 3LU

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**\*\*MUST BE VIEWED- 5 BED EXTENDED SEMI DETACHED-FANTASTIC FAMILY HOME-GARAGE & LARGE MATURE GARDEN-EPC:E\*\***On Plessey Road in Blyth. The generous accommodation briefly comprises: Entrance porch, entrance hall, lounge with sliding doors to extended dining room, kitchen, sun lounge & ground floor cloaks/w.c. To the first floor five bedrooms & shower room. Externally the property has garden to front with driveway to garage & large, well kept south facing garden to the rear. Situated on this popular road with easy access to local schools, amenities and road/transport links.



EPC Band E

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £99,950+

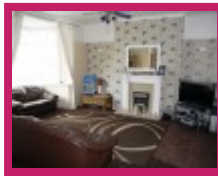
**Lot No. 109** 9 Glebe Terrace, Choppington NE62 5TA

**ROOK  
MATTHEWS  
SAYER**



**Description:**

**END TERRACED HOUSE - THREE BEDROOMS - REAR GARDEN OVER LANE - IDEAL FIRST TIME BUY** This Well Presented Property Situated On Glebe Terrace In Choppington Comprises of; entrance porch, inner hallway, spacious lounge, kitchen/diner, utility room, first floor landing leading to three bedrooms and a family bathroom. Externally the property has low maintenance garden to the front, walled surrounds. Rear garden over the lane, with bushes and shrubs. Single detached garage.



EPC Band C

**Call:** Rook Matthews Sayer 01670 531114

**Price Guide:** £84,950+

**Lot No. 110** 4 Belmont Terrace, Springwell Village, Gateshead NE9 7QU

**Andrew Craig**



**Description:**

This well presented two bedroomed traditional mid terraced house is a great place for first time buyers and professionals. With modern and stylish kitchen and bathroom with a white contemporary suite. Pleasantly situated in Belmont Terrace, Springwell Village which offers a range of local amenities, schools and transport links through out the region. Accommodation comprises of entrance, spacious lounge, modern kitchen, two bedrooms and a bathroom. Externally there is a private rear yard. Internal inspection come highly recommended to appreciate fully.



EPC Band D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £89,950+

**Lot No. 111** 37 Poplar Street, Chester Le Street DH3 3DN

**WOOD  
ESTATE AGENTS**



**Description:**

A two Bedroom Terraced house in an established residential area within walking distance of town centre shops, schools, restaurants, bars and leisure facilities. The property is close to local transport routes including the nearby railway station. It includes uPVC double glazing and gas central heating via radiators with combination boiler and is offered with no onward chain. The accommodation comprises Hall, Lounge, Kitchen, two Bedrooms and Bathroom/wc. The house requires updating and renovation. An ideal investment opportunity



EPC Band D

**Call:** J W Woods 0191 3887245

**Price Guide:** £49,950+

**Lot No. 112** 2 Whitewell Lane, Ryton NE40 3PG



**Description:**

A stunning 4 bedroom Grade II listed family home set in the heart of the village. The home comprises of 3 formal reception rooms each with a stunning inglenook fireplace, one of which dates back to 1682AD, a large fully fitted wood kitchen, and a sun room to the rear of the home. To the first floor there are 4 generously proportioned bedrooms, one with ensuite and a family bathroom. Externally there is a pretty rear garden and a detached garden which are easily maintained, plus a detached double garage. The home has been sympathetically restored to its former glory by the current owners and is a wonderful example of a property of its age.



EPC exempt

**Call:** Rook Matthews Sayer 0191 4131313

**Price Guide:** £299,950+

**Lot No. 113** 3 Ealing Court, Newcastle NE3 2YD



**Description:**

An extended four bedroom semi detached house located within this popular residential area. The property is ideally suited for a growing family and occupies a pleasant position within a leafy cul de sac. There are two good size receptions to the ground floor together with a fully fitted extended kitchen, To the first floor are four bedrooms together with a family bathroom/shower and a separate wc. There is a mature private garden to the rear and driveway leading to an integrated garage at the front. Modern features include upvc double glazing and gas fired central heating via combination boiler. The property is offered for sale with no onward chain.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £160,000+

**Lot No. 114** 12 Argyll Road, Marton TS7 8JJ



**Description:**

We offer to the market this two bedroom semi-detached bungalow in need of some modernisation which is reflected within the asking price. Accommodation comprises; entrance porch, entrance hall, living room, kitchen with rear conservatory/utility, two double bedrooms and a bathroom with separate WC. Externally, a driveway offers access to a detached garage with gardens to both front and rear elevations. Offered for sale with no forward chain.



EPC Band D

**Call:** Michael Poole 01642 288299

**Price Guide:** £99,950+

**Lot No. 115** 3 The Hermitage, Chester Le Street DH2 3RG



**Description:**

Luxury property within Grade 2 listed mansion. Parking in the adjacent block paved courtyard. Hall, Lounge/Dining room, Kitchen, 2 Bedrooms, En Suite Bathroom/wc, En Suite Shower room/wc. Hermitage facilities include Hall, Victorian conservatory, indoor heated pool, gym, sauna, tennis court and lake.

EPC E



**Call:** J W Woods 0191 3887245

**Price Guide:** £185,000+



**Lot No. 116**

29 Foxcover, Linton Colliery, Ashington NE61 5SR

**ROOK  
MATTHEWS  
SAYER**



**Description:**

Chain Free. Very well presented modern three bedroomed semi detached property for sale on Foxcover, Linton colliery. Located in a quiet newly built estate the property has excellent road links for those looking for a rural property with good access to nearby towns and city centres. Deceptively spacious the property would make a fantastic first time purchase or a lovely family home. With double glazing and gas central heating the property briefly comprises: entrance porch, lounge, dining room, fitted kitchen, ground floor w.c, stairs to first floor landing, three good sized bedrooms with en-suite to master and family bathroom. Externally there is an enclosed garden to the rear and open aspect garden to the front with drive leading to single garage.

EPC C



**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £99,950+

**Lot No. 117**

32 Cecil Court, Ponteland NE20 9EE

**ROOK  
MATTHEWS  
SAYER**



**Description:**

An immaculately presented and appointed one bedroom top floor apartment (2nd floor) within this purpose built block, conveniently situated for Pontelands excellent amenities. With a security alarm system and sealed unit double glazing the property stands in well-tended communal gardens with residents and visitor parking with a communal entrance hall providing access to the apartment. The accommodation itself briefly comprises; communal hall, stairs and landing with main entrance door into the apartment, reception hallway with doors to all rooms, storage cupboard, airing cupboard and double cloaks cupboard, spacious and a very light lounge has a picture window to the rear with inset ceiling spot lights, the dining kitchen is well fitted and appliances include electric oven and hob, fridge, microwave and washer/dryer with ample room for table and chairs. The double bedroom has built in wardrobes and the bathroom is fitted with a three piece suite with shower over the bath and mirror fronted bathroom cabinet.

EPC BAND E

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £119,950+



## Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

I (name) ..... instruct The Agents Property Auction to bid on my behalf in accordance with the full terms and conditions shown in the auction catalogue. I confirm I have read, understand and accept these terms and conditions and will be bound by them should my bid be successful and give the Auctioneers the authority to sign the Memorandum of Sale on my behalf.

OPTION ONE – I will pay a 10% deposit (subject to a minimum of £3000) and exchange contracts on the fall of the gavel.

OPTION TWO – I will pay a non refundable £3000 reservation charge and will exchange contracts within 28 days.

In both cases a non refundable £500 plus VAT (£600.00) Administration Fee is payable.

Date of Auction: ..... Lot Number: .....

Address of Lot: .....

..... Post Code: .....

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £: .....

Buyers Information – Full Name/Company Name: .....

Address: .....

..... Post Code: .....

Tel No: Home: ..... Business: ..... Mobile: .....

E-mail address: .....

Solicitors Name & Address: .....

Post Code: ..... Tel No: .....

Deposit & Administration Fee Payment Details – Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identification and Solicitors details are required at the time of paying the deposit.

Signature ..... Print Name: ..... Date: .....

The Agents Property Auction Ltd, 14a Front Street, Prudhoe, Northumberland, NE42 5HN.  
Tel: 01661 831 360 Fax: 01661 832 306 Email: info@agentspropertyauction.com  
Web: www.agentspropertyauction.com



Registered in England No: 07097790 VAT No: 984 8051 82





## Terms & Conditions

### About us and Important Auction Information

The following notes and provisions apply to the sale of all properties at our auctions. The notes are only intended to assist prospective Buyers by summarising the main terms and are not intended to be a substitute for reading and considering them in full. Buyers and their professional advisers must read the full provisions carefully as Buyers (and/or person bidding) will be deemed to have accepted them and be bound by them. Buyers should consider taking legal and financial advice, obtaining a structural survey and valuation before commitment to bidding (or having another person do so). Legal and other matters relating to property in the United Kingdom can be complex. We cannot stress too strongly that professional advice should be taken by Buyers to ensure they are aware of these complexities. Buyers should have their professional advisers consider and advise them on all aspects of their prospective purchase. All documents and other information relating to the lot should be carefully considered.

1. **Conditions of Sale** All lots will be sold subject to the applicable provisions set out or referred to in this Catalogue and the Seller, Buyer (and/or bidder) will be deemed to have accepted and be bound by them.

2. **Inspection of Properties** Buyers are assumed to have inspected all lots in which they are interested and satisfied themselves in relation to them (including in respect of making searches and enquiries in respect of the lot to the extent necessary). The Buyer accepts the state and condition and location of the lot (including with regard to fixtures, fittings and equipment and/or environmental and contamination issues).

3. **Buyer's Registration** Buyers interested in bidding must complete a registration form (which is available upon request and on our website) and will be subject to the further terms and conditions stipulated therein. We are not obliged to accept any bid from a bidder (or the person for whom the bidder is acting) who has not registered.

4. **Auction Types** We have two types of auction and it is the Buyers responsibility to check which one applies (the terms and conditions of sale applicable to each auction type are different).

4.1 **Option One** If the lot is in an Option One type auction, the lot will be subject to the Option One Conditions (as stipulated in our General Auction Terms of Business in this Catalogue). On the fall of the gavel the Buyer is required to pay a deposit to us equal to the higher of (1) 10% of the successful bid price and (2) £3,000. Exchange of contracts (between Seller and the Buyer) occurs immediately if the sale occurs during an auction (arranged by us) and in all other circumstances when the applicable Sale Memorandum has been signed by (or on behalf of) the Seller and Buyer and payment of the said deposit by the Buyer has been made. Completion of the sale and purchase of the lot will take place 28 days following (or if it is not a Business Day on the next Business Day) the date of exchange of contracts.

4.2 **Option Two** If the lot is in an Option Two type auction, the lot will be subject to the Option Two Conditions (as stipulated in our General Auction Terms of Business in this Catalogue). On the fall of the gavel or acceptance of an offer by the Seller, the Buyer shall pay a £3,000 non-refundable deposit to us and sign the applicable Sale Memorandum requiring exchange of contracts to take place within 28 days (or if that day is not a Business Day on the next Business Day) of the date of the Sale Memorandum. Completion of the sale and purchase of the lot must take place within 14 days (or if that day is not a Business Day on the next Business Day) of the date of exchange of contracts. The Sale Memorandum is not a legally binding contract (as a contract to enter into a contract in not typically enforceable in English law) for the Seller to sell and the Buyer to buy the particular lot but represents the intention to do so. However, the Seller will have the security of the non-refundable deposit. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

5. **How to Bid** The Buyer may bid in person. Alternatively, if the Buyer is unable to attend the auction in person, bidding is available remotely by telephone or proxy bid subject to the Buyer completing and returning our Remote Bidding Form which is provided in this catalogue (and is also available on our website). Remote bidding is subject to availability and subject to further terms and conditions (which may be stipulated on our website and/or on the Remote Bidding Form itself).

6. **Payment of Deposit** Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identity and address is required for all successful buyers in order for us to comply with money laundering regulations. Original documents must be provided, photocopies are not accepted. For proof of identity we can accept – current signed passport, current full UK/EU photo card driving licence, resident permit issued by the Home

Office to EU Nationals. Fire Arms Certificate. For proof of address we can accept – A utility bill issued in the last three months (not a mobile phone bill), local authority tax bill, bank or building society statement containing current address. We reserve the right to conduct a soft imprint online identification search on any successful buyer.

7. **Withdrawal of Lots** We reserve the right to withdraw lots from auction at anytime and for any reason and/or change the type of auction for a particular lot.

8. **Guide Prices, Reserve Prices, Estimates, Plans, Measurements and Photographs** Any guide price shown in any marketing materials are only intended to be estimate of the anticipated sale price but may not be necessarily what the lot sells for. Such guide prices are not intended to be valuation of the lot and must not be relied upon by Buyers as such (Buyer must satisfy themselves by an appropriate independent valuation). Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell, The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of auction. Any estimated information is only intended to be guidance to a prospective buyer. We give no guarantee or warranty as to its accuracy and Buyers must satisfy themselves in this regard. If we have provided or referred to and plans, measurements or photographs (whether or not in this Catalogue) those plans, measurements and photographs are only provided (or referred to) to assist prospective Buyers to identify the lot and are not intended to form part of the conditions of sale or be relied upon and Buyers must form their own opinion. Any measurements may have originated from scaled drawings and/or plans but may not have been reproduced accurately and should therefore be treat with caution and verified by the Buyers own enquiries and inspection.

9. **Variation to this Catalogue** An addendum may be displayed at the auction showing any alterations to the information contained in the catalogue. It is the Buyers responsibility to check this prior to bidding and we accept no liability for the Buyer (or the Buyer's representative) not doing so.

Our General Auction Terms of Business

#### 1. Interpretation

1.1 A reference in this Catalogue to the Common Auction Conditions is a reference to the provisions in the Common Auction Conditions section of this Catalogue.

1.2 A reference to the Glossary is a reference to the Glossary contained in the Common Auction Conditions.

1.3 Words in bold blue type have special meanings, which are defined in the Glossary.

1.4 A reference to Option One or Option Two is a reference to the type of auction a lot is entered into.

#### 2. Conditions applicable to the auction types

##### 2.1 Option One Conditions

If a lot is being sold under Option One the following provisions shall apply:

2.1.1 the Common Auction Conditions (set out in this Catalogue) will apply as varied by the provisions of this section of the Catalogue;

2.1.2 the Common Auction Conditions are varied so that completion is required to take place (save where there is special condition to the contrary) within 28 days of the date of the sale memorandum (or if that day is not a business day on the next business day);]

2.1.3 the Seller is required to provide us with any special conditions which relate to the lot and legal pack at least 24 hours prior to the auction;

2.1.4 any special conditions and the legal pack will be made available by us to a potential buyer upon request as soon as possible (following receipt by us) but may be available sooner directly from the Seller's lawyer;

2.1.5 it is the potential buyer's responsibility to obtain copies of any special conditions, legal pack and/or any addendum and to check that no updated version exists;

2.1.6 without liability, we reserve the right to change and move a particular lot to the Option Two auction at any time and for any reason (in our absolute discretion) and if we decide to do so the lot may be withdrawn from the auction and entered instead into the next auction arranged by us;

2.1.7 subject to the foregoing provision, the lot will be entered into the auction;

2.1.8 a copy of any special conditions and/or addendum must be annexed to the sale memorandum;

##### 2.2 Option Two Conditions

If a lot is being sold under Option Two the following provisions shall apply:

2.2.1 the Introduction, Important Notice and Glossary of the common auction conditions the auction conduct conditions will apply to the extent they are not inconsistent with these conditions or the Option Two auction type;

2.2.2 upon a successful bid: (a) a sale memorandum will be exchanged. However, this



sale memorandum: (i) will only set out the particulars of the lot and successful bid; (ii) only amounts to an intention between the Seller and Buyer to enter into a binding legal contract within 28 days of the date of the sale memorandum (or if that day is not a business day on the next business day), with completion being required within 14 days of the date of the binding contract (or if that day is not a business day on the next business day)] and does not amount to a binding contract between them whereby the Seller is obliged to sell and the Buyer is obliged to buy the lot; (iii) the Seller and the Buyer are both required to use their best endeavours to exchange a binding contract including provisions substantially similar to the spirit of general conditions varied as reasonably required by the Seller and Buyer taking account of the nature of the lot and any reasonable special conditions which any prudent lawyer acting for a Seller would have included prior to the auction in special conditions (had the lot been sold under Option One); (b) the Buyer must pay to us a non-refundable reservation fee of £3000 (in the same manner as a deposit would have been paid for a lot sold under Option One), and: (i) if due to the fault of the Buyer (or the Buyer's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit is forfeit by the Buyer; (ii) if due to the fault of the Seller (or the Seller's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit will be returned as soon as reasonably practicable to the Buyer. (c) the Buyer's lawyer is entitled, before exchange of the binding contract, to raise reasonable relevant enquiries and the Seller must answer these to the best of their knowledge and not delay replying to them.

### 3. General provisions applicable to Sellers and Buyers

#### 3.1 General Auction Conditions

3.1.1 We are not responsible for the upkeep, maintenance, repair and security of the lot at any time.

3.1.2 We may offer financial services to the Buyer and may act in the sale (including in the same auction) of any Buyer's property. The Agents Property Auction Limited may receive a commission for referring parties to solicitors for use of their conveyancing services.

3.1.3 The Buyer agrees that, to the maximum extent permitted by law, we shall not be liable to the Buyer for any liability (of whatever kind) in respect of the particulars of anything contained or referred to in this catalogue being incomplete, inaccurate, unfair and/or misleading.

#### 3.2 Charges and payment

3.2.1 The Buyer must pay us an administration fee of £500.00 plus VAT immediately following a successful bid (by whatever method we may stipulate acting reasonably).

3.2.2 All fees and charges payable to us shall be paid without deduction, counterclaim or set-off.

#### 3.3 Proof of Identity and Proceeds of Crime Act

3.3.1 It may be necessary for us to satisfactorily identify the Seller, Buyer and any other person who proposes to pay funds into our bank account. If requested by us, such persons are required to provide to us evidence to verify both identity and the source and flow of any funds which will be provided for the purpose of funding transactions or arrangements. We may keep records of the evidence of identity for at least five years. We reserve the right to conduct a soft imprint online identification search.

3.3.2 To comply with the Proceeds of Crime Act 2002, we must be satisfied that there is no suspicion of money laundering and/or that we, the Seller, the Buyer and/or any other relevant person are not becoming involved in any of the relevant offences.

3.3.3 If funds are sent to our bank in circumstances where we are not satisfied with the evidence in respect of identity or source of funds, we may not be able to utilise or return funds if we are suspicious of the circumstances in which they were sent.

3.3.4 Where we are unable to comply with the procedural requirements of the money laundering legislation, or where we become suspicious that someone may be involved in money laundering, then we reserve the right to decline any instructions from the Seller, Buyer and/or other relevant person. In such circumstances, we may not be able to return funds to the person from whom they originated or otherwise.

3.3.5 We may be required to report to the appropriate authorities any knowledge or suspicion that funds are derived from the proceeds of crime or terrorist offences. It may be an offence if a person knows or suspects that such a report has been made and then discloses that fact to another party. It may also be an offence if a person knows or suspects that a civil recovery or confiscation or money laundering investigation is, or is about to be, conducted and he makes a disclosure to a third person that is likely to prejudice that investigation. As a matter of law, therefore, our money laundering obligations override our business relationship with the Seller, Buyer and/or any other relevant person and it may not be possible for us to discuss these issues with them or disclose the fact that we have made a report

3.3.6 We will not be liable to any person in any respect whatsoever as a result of our taking any steps pursuant to any of the preceding provisions or otherwise in compliance with the money laundering legislation.

#### 3.4 Miscellaneous

3.4.1 No variation of the provisions of this Catalogue (or any document incorporating them) shall be valid unless it is in writing and signed by or on behalf of each of the parties.

3.4.2 Our failure to exercise or enforce any rights available to us shall not be a waiver of any rights and does not prevent us enforcing the rights at a later date.

3.4.3 If any provision of this Catalogue (or any document incorporating them) or part of any provision is found by any court or other authority of competent jurisdiction to be invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed not to form part of the agreement, and the validity and enforceability of the other provisions of the agreement shall not be affected.

3.4.4 If a provision the provisions of this Catalogue (or any document incorporating them) or part of any provision is found illegal, invalid or unenforceable, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable.

3.4.5 This Catalogue (or any document incorporating it) and any documents referred to in it constitute the whole agreement between the parties and supersedes any previous arrangement, understanding or agreement. Each party acknowledges that, in entering into the provisions, it does not rely on any statement, representation, assurance or warranty of any person (whether a party to this agreement or not) other than as expressly set out in this Catalogue or those other documents.

3.4.6 The provisions of this Catalogue (or any document incorporating them) are personal to us, the Seller and Buyer (as applicable) and no other person shall have any rights under them.

#### 3.5 Notices

3.5.1 Any notice to be given relating to the auction arrangements shall be in writing and shall be delivered by pre-paid first class post (or pre-paid overseas equivalent) to the respective addresses of the parties as last notified to the other parties.

3.5.2 Notices delivered shall be deemed to have arrived: (a) when posted from and to addresses in the UK, on the second day after posting; (b) when posted from and to addresses overseas, on the tenth day after posting; and (c) when sent by fax, the notice shall be deemed received immediately (provided the sender can produce a valid transmission report).

3.5.3 The sender must prove that the notice was correctly sent. A notice which cannot be supported by evidence that it was served correctly will not be valid.

#### 3.6 Governing law and jurisdiction

3.6.1 Any dispute or claim arising out of or in connection with the arrangements relating to (irrespective of the parties and prior to, during or following the) auction (including non-contractual disputes or claims), shall be governed by, and construed in accordance with, the law of England and Wales.

3.6.2 We, the Seller and Buyer irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with such arrangements (including non-contractual disputes or claims).

### Common Auction Conditions

#### Introduction

These Common Auction Conditions are separated into the following three sections:

#### Glossary

The glossary gives special meanings to certain words used in both sets of conditions.

#### Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. You are deemed to have accepted these terms and conditions if you have been provided with or obtained a copy of this Catalogue, attend an auction or bid at an auction.

#### Sale Conditions

The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

#### Important Notice

A prudent buyer will, before bidding for a lot at an auction:

Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

Check the content of all available leases and other documents relating to the lot;

Check that what is said about the lot in the catalogue is accurate;

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

These common auction conditions (third edition) are reproduced with the consent of the





Royal Institute of Chartered Surveyors (RICS).

#### Glossary

This glossary applies to the auction conduct conditions and the sale conditions.

Wherever it makes sense:

singular words can be read as plurals, and plurals as singular words;  
 a "person" includes a corporate body;  
 words of one gender include the other genders;  
 references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and where the following words printed in bold black type appear in bold blue type they have the specified meanings.

**Actual completion date** The date when completion takes place or is treated as taking place for the purposes of apportionment and calculating interest.

**Addendum** An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

**Agreed completion date**

Subject to condition G9.3:

- (a) the date specified in the special conditions; or
- (b) if no date is specified, 20 business days after the contract date; but if that date is not a business day the first subsequent business day.

**Approved financial institution** Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

**Arrears** Arrears of rent and other sums due under the tenancies and still outstanding on the actual completion date.

**Arrears schedule** The arrears schedule (if any) forming part of the special conditions.

**Auction** The auction advertised in the catalogue.

**Auction conduct conditions** The conditions so headed, including any extra auction conduct conditions.

**Auctioneers** The auctioneers at the auction.

**Business day** Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

**Buyer** The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer their obligations can be enforced against them jointly or against each of them separately.

**Catalogue** The catalogue to which the conditions refer including any supplement to it.

**Completion** Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

**Condition** One of the auction conduct conditions or sales conditions.

**Contract** The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

**Contract date** The date of the auction or, if the lot is not sold at the auction:

- (a) the date of the sale memorandum signed by both the seller and buyer; or
- (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

**Documents** Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the special conditions relating to the lot.

**Financial charge** A charge to secure a loan or other financial indebtedness (not including a rentcharge).

**General conditions** That part of the sale conditions so headed, including any extra general conditions.

**Interest rate** If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)  
**Lot** Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

**Old arrears** Arrears due under any of the tenancies that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

**Particulars** The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

**Practitioner** An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

**Price** The price that the buyer agrees to pay for the lot.

**Ready to complete** Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete.

**Sale conditions** The general conditions as varied by any special conditions or addendum.  
**Sale memorandum** The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

**Seller** The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

**Special conditions** Those of the sale conditions so headed that relate to the lot.

**Tenancies** Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

**Tenancy schedule** The tenancy schedule (if any) forming part of the special conditions.

**Transfer** Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

**TUPE** The Transfer of Undertakings (Protection of Employment) Regulations 2006.

**VAT** Value Added Tax or other tax of a similar nature.

**VAT option** An option to tax.

**We (and us and our)** The auctioneers.

**You (and your)** Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer

#### Auction Conduct Conditions

##### A1 Introduction

**A1.1** Words in bold blue type have special meanings, which are defined in the Glossary.

**A1.2** The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disapplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

##### A2 Our role

**A2.1** As agents for each seller we have authority to:

- (a) prepare the catalogue from information supplied by or on behalf of each seller;
- (b) offer each lot for sale;
- (c) sell each lot;
- (d) receive and hold deposits;
- (e) sign each sale memorandum; and
- (f) treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

**A2.2** Our decision on the conduct of the auction is final.

**A2.3** We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

**A2.4** You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss

##### A3 Bidding and reserve prices

**A3.1** All bids are to be made in pounds sterling exclusive of any applicable VAT.

**A3.2** We may refuse to accept a bid. We do not have to explain why.

**A3.3** If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

**A3.4** Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.

**A3.5** Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

**A3.6** Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the seller may fix the final reserve price just before bidding commences.

##### A4 The particulars and other information

**A4.1** We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

**A4.2** If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have not been prepared by a conveyancer and are not intended to form part of a legal contract. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

**A4.3** The particulars and the sale conditions may change prior to the auction and it is your



responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This condition A5 applies to you if you make the successful bid for a lot.

A5.2 You are obliged to buy the lot on the terms of the sale memorandum at the price you bid plus VAT (if applicable).

A5.3 You must before leaving the auction: (a) provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity if required by us); (b) sign the completed sale memorandum; and (c) pay the deposit.

A5.4 If you do not we may either:

(a) as agent for the seller treat that failure as your repudiation of the contract and offer the lot for sale again: the seller may then have a claim against you for breach of contract; or

(b) sign the sale memorandum on your behalf.

A5.5 (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the seller, but otherwise is to be held as stated in the sale conditions; and

(b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an approved financial institution. The extra auction conduct conditions may state if we accept any other form of payment.

A5.6 We may retain the sale memorandum signed by or on behalf of the seller until the deposit has been received in cleared funds.

A5.7 If the buyer does not comply with its obligations under the contract then:

(a) you are personally liable to buy the lot even if you are acting as an agent; and  
(b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

A5.8 Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot.

A6 Extra Auction Conduct Conditions

A6.1 Despite any special condition to the contrary the minimum deposit we accept is £3000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

General conditions of sale

Words in bold blue type have special meanings, which are defined in the Glossary.

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

G1 The lot

G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is that referred to in the sale memorandum.

G1.2 The lot is sold subject to any tenancies disclosed by the special conditions, but otherwise with vacant possession on completion.

G1.3 The lot is sold subject to all matters contained or referred to in the documents, but excluding any financial charges: these the seller must discharge on or before completion.

G1.4 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and
- (i) anything the seller does not and could not reasonably know about.

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the against that liability.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified

G1.7 The lot does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:

- (a) the documents, whether or not the buyer has read them; and
- (b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.

G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2 Deposit

G2.1 The amount of the deposit is the greater of:

- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
- (b) 10% of the price (exclusive of any VAT on the price).

G2.1 The amount of the deposit is the greater of:

- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
- (b) 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit

(a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and

(b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.

G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.

G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.

G3 Between contract and completion

G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:

- (a) produce to the buyer on request all relevant insurance details;
- (b) pay the premiums when due;
- (c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
- (d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
- (e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
- (f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim; and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.

G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

Title and identity

G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.

G4.2 If any of the documents is not made available before the auction the following provisions apply:

- (a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
- (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
- (c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
- (d) If title is in the course of registration, title is to consist of certified copies of:
  - (i) the application for registration of title made to the land registry;
  - (ii) the documents accompanying that application;
  - (iii) evidence that all applicable stamp duty land tax relating to that application has been





paid; and

(iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.

(e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer

G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):

(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and

(b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.

G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.

G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.

G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.

#### G5 Transfer

G5.1 Unless a form of transfer is prescribed by the special conditions:

(a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and

(b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer;

G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.

G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.

#### G6 Completion

G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.

G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.

G6.3 Payment is to be made in pounds sterling and only by:

(a) direct transfer to the seller's conveyancer's client account; and

(b) the release of any deposit held by a stakeholder.

G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.

G6.6 Where applicable the contract remains in force following completion.

#### G7 Notice to complete

G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.

G7.2 The person giving the notice must be ready to complete.

G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:

(a) terminate the contract;

(b) claim the deposit and any interest on it if held by a stakeholder;

(c) forfeit the deposit and any interest on it;

(d) resell the lot; and

(e) claim damages from the buyer.

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:

(a) terminate the contract; and

(b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.

G8 If the contract is brought to an end

G8.1 If the contract is lawfully brought to an end:

(a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and

(b) the seller must return the deposit and any interest on it to the buyer (and the buyer

may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

#### G9 Landlord's licence

G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.

G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained

G9.4 The seller must:

(a) use all reasonable endeavours to obtain the licence at the seller's expense; and

(b) enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

(a) promptly provide references and other relevant information; and

(b) comply with the landlord's lawful requirements.

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

#### G10 Interest and apportionments

G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

(a) the buyer is liable to pay interest; and

(b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

G10.4 Apportionments are to be calculated on the basis that:

(a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;

(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and

(c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

(a) the buyer is liable to pay interest; and

(b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

#### G11 Arrears

##### Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.

G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.

G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.

##### Part 2 Buyer to pay for arrears

G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.

G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.

G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.

##### Part 3 Buyer not to pay for arrears

G11.7 Part 3 of this condition G11 applies where the special conditions:

(a) so state; or

(b) give no details of any arrears.

G11.8 While any arrears due to the seller remain unpaid the buyer must:

(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;

(b) pay them to the seller within five business days of receipt in cleared funds (plus



interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);

(c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;

(d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;

(e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender or forfeit any tenancy under which arrears are due; and

(f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

#### G12 Management

G12.1 This condition G12 applies where the lot is sold subject to tenancies.

G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.

G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:

(a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;

(b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and

(c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

#### G13 Rent deposits

G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

(a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;

(b) give notice of assignment to the tenant; and

(c) give such direct covenant to the tenant as may be required by the rent deposit deed.

#### G14 VAT

G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.

#### G15 Transfer as a going concern

G15.1 Where the special conditions so state:

(a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

(a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and

(b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

(a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;

(b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;

(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it;

(d) it is not buying the lot as a nominee for another person.

G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:

(a) of the buyer's VAT registration;

(b) that the buyer has made a VAT option; and

(c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.

G15.5 The buyer confirms that after completion the buyer intends to:

(a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and

(b) collect the rents payable under the tenancies and charge VAT on them

G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then: (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;

(b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.

#### G16 Capital allowances

G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.

G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.

G16.4 The seller and buyer agree:

(a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and

(b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

#### G17 Maintenance agreements

G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.

G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.

#### G18 Landlord and Tenant Act 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987.

G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

#### G19 Sale by practitioner

G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.

G19.2 The practitioner has been duly appointed and is empowered to sell the lot.

G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.

G19.4 The lot is sold:

(a) in its condition at completion;

(b) for such title as the seller may have; and

(c) with no title guarantee; and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

(a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and

(b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

#### G20 TUPE

G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.

G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:

(a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.

(b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions

(c) in respect of the Transferring Employees.

(d) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.

(e) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.





#### G21 Environmental

G21.1 This condition G21 only applies where the special conditions so provide.

G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

#### G22 Service Charge

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:

- service charge expenditure attributable to each tenancy;
- payments on account of service charge received from each tenant;
- any amounts due from a tenant that have not been received;
- any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

G22.4 In respect of each tenancy, if the service charge account shows that:

- payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
- attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- the seller must pay it (including any interest earned on it) to the buyer on completion; and
- the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

#### G23 Rent reviews

G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller must promptly: (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

#### G24 Tenancy renewals

G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.4 Following completion the buyer must:

- with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
  - use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
  - if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.
- G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

#### G25 Warranties

G25.1 Available warranties are listed in the special conditions.

G25.2 Where a warranty is assignable the seller must:

- on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:

- hold the warranty on trust for the buyer; and
- at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

#### G26 No assignment

The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.

#### G27 Registration at the Land Registry

G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:

- procure that it becomes registered at Land Registry as proprietor of the lot;
- procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:

- apply for registration of the transfer;
- provide the seller with an official copy and title plan for the buyer's new title; and
- join in any representations the seller may properly make to Land Registry relating to the application.

#### G28 Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- delivered by hand; or
- made electronically and personally acknowledged (automatic acknowledgement does not count); or
- there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

G28.3 A communication is to be treated as received:

- when delivered, if delivered by hand; or
- when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

#### G29 Contracts (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

#### G30 Extra General Conditions



# Agents Property AUCTION

TOGETHER WE GET RESULTS

## Upcoming Auctions

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Monday 27th February 2017

Monday 27th March 2017

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Wednesday 31st May 2017

Monday 26th June 2017

Monday 31st July 2017

Wednesday 30th August 2017

Monday 25th September 2017

Monday 30th October 2017

Monday 11th December 2017



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